BOSTON PUBLIC LIBRARY
3 9999 06316 702 5
Documents
B12A
2496

Property of
BOSTON REDEVELOPMENT AUTHORITY
Library

WASHINGTON PARK

Impact of 28 Taxable Development Sites on Boston's Tax Base

May, 1965

Washington Park
B65R
I 28 1965

BOSTON
PUBLIC
LIBRARY

ACCOPRESS
GENUINE PRESSBOARD BINDER
CAT. NO. BP 2507 EMB
ACCO OGDENSBURG, N. Y.
TORONTO • CHICAGO • LONDON

BOSTON REDEVELOPMENT AUTHORITY
Property of
Library

BEFORE AND AFTER SUMMARY

(Taxable Development Sites)[1]

	Before $	After $	Net Charge Absolute $	Net Charge Percent %
Total Assessed Value	3,850,342	3,734,777	-115,565	-3.0
Exemptions[2]	686,100	88,200[5]	-597,900	-87.2
Taxable Assessed Value	3,164,242	3,646,577	+482,335	+15.2
Total Tax Bill	318,273	372,779	+ 54,506	+17.1
Abatements[2]	8,005	0	- 8,005	-100.0
Tax Revenue Due	310,268	372,779	+ 62,511	+ 20.2
Tax Delinquency	49,077	20,148	- 28,929	- 59.0
Tax Receipts[3]	261,191	352,631	+ 91,440	+ 35.0
Delinquency as Percent of Tax Revenue Due[3]	15.82%	5.41%	-10.41%	- 65.8
Tax Receipts[4]	261,191	372,779	+111,588	+ 42.7
Delinquency as Percent of Tax Revenue Due[4]	15.82%	0	- 15.82%	-100.0

[1] Includes: (A-1) (A-2, A-3) (A-4) (A-5) (B-1) (B-3) (B-2,C-1,H-4,F-4) (C-2) (C-3) (C-4) (C-5A) (C-5B) (D) (D-1) (E-1, E-2) (F-1A) (F-2) (F-3) (G-1) (G-2) (G-3) (G-4) (G-5). (The D sites are scheduled for elderly housing, but is included here since the BHA will make payments to the city in lieu of taxes).

[2] Tax abatements and exemptions for the residents of the new development are an unknown quantity, to the extent that these are given, the "after" taxable assessed value and tax revenue due and the receipts will be reduced.

[3] Assumes that a factor for "uncollectable taxes" is applicable to the new developments. In each site, excluding the D sites and the G sites, the factor applied is equal to 5.762 percent; in the excluded sites no factor was applied, thus accounting for the overall average of 5.41 percent.

[4] Assumes that no delinquency factor is applicable to the new developments and that all taxes will be paid. In the individual site fact sheets, this assumption was not made, but can easily be incorporated if desirable.

Property of
BOSTON REDEVELOPMENT AUTHORITY
Library

(5) The plan calls for the construction of federally-assisted housing for the elderly on the D sites. These sites will be completely exempt; however, the BHA will reimburse the city with a payment in lieu of taxes.

1961
ASSESSED VALUES

SITE A-1

BLOCK 227-B2 WARD 11

Name	Address	Parcel	Assessors Parcel No.	1961 Assessed Value Total	Land	Comment
City of Boston	Walnut Avenue	3	1682	1300	1300	Exempt
Howe, Arnold T.	317 Walnut Avenue	1	1675	15,900	3900	
366th Infantry Amvet	331-335 Walnut Ave.	2	1676	4900	2700	Exempt
	Barn Avenue	2	1677	2800	2500	Exempt
	Barn Avenue	2	1678	2500	2500	Exempt
			BLOCK TOTAL	$27,400	$12,900	
			Exemptions	11,500	9,000	
			Final Total	$15,900	$ 3,900	

SUMMARY: SITE A-1

1961
ASSESSED VALUES: 1961

	Total	Land
Total Assessed Value	$27,400	$12,900
Exemptions	11,500	9,000
Taxable Total	$15,900	$ 3,900

1961
TAX RECEIPTS

SITE A-1

BLOCK 227-B2 WARD 11

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
3	1682			Exempt
1	1675	$1599.54	-	Paid
2	1676			Exempt
2	1677			Exempt
2	1678			Exempt
		$1599.54	0	

SUMMARY: SITE A-1

Total Tax Bill: 1961	$1,599.54
Abatements	-
Total Tax Receipts Due	$1,599.54
Tax Receipts	$1,599.54
Unpaid Balance	-
Percent of Total Tax Receipts Due	-

ESTIMATED TAX REVENUE
AFTER DEVELOPMENT

SITE A-1

Estimated Tax Revenue Due:

Estimated tax equals $99.80 per $1,000 of assessed valuation. Thus, ($99.80) ($86.4) = $8,623, rounded to $8,600.

Estimated Tax Receipts:

Estimated Tax receipts equals tax revenue due multiplied by percent collected on prior years' levy. Thus, ($8,600) (.94238) = $8,104, rounded to $8,100.

ESTIMATED ASSESSMENT
AFTER DEVELOPMENT

SITE A-1

Estimated Assessed Value:

It is assumed that this site will contain sixteen town-houses, selling for $18,000, assessed at 30 percent of market value. Thus, total assessed value equals:

($18,000) (.30) (16) = $86,400.

(1)

BEFORE AND AFTER SUMMARY

SITE A-1

	Before	After	Net Change Absolute $	Net Change Percent %
Total Assessed Value	$27,400	$86,400	$59,000	215.3
Exemptions(2)	$11,500	0	-$11,500	-100.0
Taxable Assessed Value	$15,900	$86,400	$70,500	443.4
Total Tax Bill	$1,600	$8,600	$7,000	437.5
Abatements(2)	0	0	0	0
Tax Revenue Due	$1,600	$8,600	$7,000	437.5
Tax Delinquency	0	$500	$500	Infinite
Tax Receipts	$1,600	$8,100	$6,500	406.3
Delinquency as Percent of Tax Revenue Due	0	5.8%	5.8%	Infinite

(1) Before and After figures have been rounded.

(2) Tax abatements and exemptions for the residents of the new development are an unknown quantity, to the extent that these are given, the "after" taxable assessed value and tax revenue due will be reduced.

1961
ASSESSED VALUES

SITE A-2

BLOCK 235-C2 WARD 12

Name	Address	BRA Parcel No.	Parcel No.	1961 Assessed Value Total	Land	Comment
Camillo, Manual S.	162-164 Harold St.	26	3249	4000	1600	
Helfer, John P.	44-46 Hollander St.	2	3254	1800	1800	
Mann, Myrtle	93 Waumbeck St.	25	3248	6500	2300	
Romanos, George M. Jr. Trust	152-154 Harold St.	1	3253	3000	1000	
"	156-156A Harold St.	1	3252	3000	1000	
"	158A-158 Harold	1	3251	3000	1000	
"	160-160A Harold	1	3250	2200	1000	
Younger, Fred B.	91 Waumbeck St.	24	3282	6500	1200	
			TOTAL	$31,000	$10,900	
			Exemptions	-	-	
			Final Total	$31,000	$10,900	

BLOCK 235-B2 WARD 12

Cohen, Celia	151-155B Harold St.	7	3246	3000	1500	
Cohen, Celia	157-159 Harold St.	7	3247	2000	1400	
Knox, Robert	163-165 Harold St.	8	3234	22,000	3100	
Pearlmutter, Wm.	52 Hollander St.	6	3245	5500	1100	
			TOTAL	$32,500	$ 7,100	
			Exemptions	-	-	
			Final Total	$32,500	$ 7,100	

SUMMARY: SITE A-2

ASSESSED VALUES: 1961

Total Assessed Value	$63,500	$18,000
Exemptions	-	-
Taxable Total	$63,500	$18,000

1961
ASSESSED VALUES

SITE A-3

BLOCK 235-B2 WARD 12

Name	Address	Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Adams, Kathleen	143 Harold Street	9	3330	7000	1300	
Aldrich, Martha	147 Herold Street	11	3312	7500	1200	
Gray, Earley L.	149, 149A Harold St.	12	3313	13,000	2900	
Marsh, Dorothy	141 Hmold Street	8	3329	7500	1700	
Peroti, Edward	145 Harold Street	10	3331	7000	1600	
		TOTAL		$42,000	$8,700	
		Exemptions		-	-	
		Final Total		$42,000	$8,700	

SUMMARY: SITE A-3

Assessed Values: 1961

Total Assessed Value	$42,000	$8,700
Exemptions	-	-
Taxable Total	$42,000	$8,700

1961
TAX RECEIPTS

SITE A-2

BLOCK 235-C2 WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Dispositions
26	3249	$402.40	-	Not Paid
2	3254	181.08	-	Not Paid
25	3248	653.90	-	Paid
1	3253	301.80	-	Paid
1	3252	301.80	-	Not Paid
1	3251	301.80	-	Paid
1	3250	221.32	-	Paid
24	3282	653.90	-	Paid
		$3,018.00	0	

BLOCK 235-B2 WARD 12

7	3246	$301.80	-	Paid
7	3247	201.20	-	Not Paid
8	3234	2213.20	-	Paid
6	3245	553.30	-	Paid
		$3,269.50	0	

SUMMARY: SITE A-2

Total Tax Bill: 1961	$6,287.50
Abatements	-
Total Tax Receipts Due	$6,287.50
Tax Receipts	$5,201.02
Unpaid Balance	$1,086.48
Percent of Total Tax Receipts Due	17.3%

1961
TAX RECEIPTS

SITE A-3

BLOCK 235-D2 WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
9	3330	$ 704.20	-	Paid
11	3312	754.50	-	Paid
12	3313	1307.80	-	Paid
8	3329	754.50	-	Not Paid
10	3331	704.20	-	Paid
		$4,225.20	-	

SUMMARY: SITE A-3

Total Tax Bill: 1961	$4,225.20
Abatements	-
Total Tax Receipts Due	$4,225.20
Tax Receipts	$3,470.70
Unpaid Balance	$754.50
Percent of Total Tax Receipts Due	17.9%

ESTIMATED TAX REVENUE AFTER DEVELOPMENT(1)

SITE A-2, A-3

Estimated Annual Gross Income:

	Total No. Of Units	Occupied Units	Rent Month	Rent Year	Annual Gross Income
Two bedroom units	10	9	$ 95	$1140	$10,260
Three bedroom units	35	33	105	1260	41,580
Four bedroom units	10	9	115	1380	12,420
Total					$64,260

Estimated Tax Revenue Due:

Estimated tax equals 15 percent of annual gross income. Thus, ($64,260) (.15) = $9,639; rounded to $9,600.

Estimated Tax Receipts:

Estimated tax receipts equal tax revenue due multiplied by percent collected in prior year's levy. Thus, ($9,600) (.94238) = $9,047, rounded to $9,000.

ESTIMATED ASSESSMENT AFTER DEVELOPMENT

SITE A-2, A-3

Estimated Assessment:

Estimated assesement equals:

$$\frac{\text{tax revenue due}}{\text{tax rate}} \times 1000$$

Thus, $\frac{\$9600}{99.80} \times 1000 = \$96,192$, rounded to $96,200.

(1) Based on latest available information (Feb. 9, 1965

(1)

BEFORE AND AFTER SUMMARY

SITE A-2, A-3

	Before	After	Net Change Absolute $	Net Change Percent %
Total Assessed Value	$105,500	$96,200	-$9,300	- 8.8
Exemptions(2)	0	0	0	-
Taxable Assessed Value	$105,500	$96,200	-$9,300	- 8.8
Total Tax Bill	$10,500	$9,600	-$900	- 8.6
Abatements(2)	0	0	0	-
Tax Revenue Due	$10,500	$9,600	-$900	- 8.6
Tax Delinquency	$1,800	$600	-$1,200	-66.7
Tax Receipts	$8,700	$9,000	$300	3.4
Delinquency as Percent of Tax Revenue Due	17.5%	5.8%	-11.7%	-66.9%

(1)
Before and After figures have been rounded.

(2)
Tax abatements and exemptions for the residents of the new development are an unknown quantity, to the extent that these are given, the "after" taxable assessed value and tax revenue due will be reduced.

1961
ASSESSED VALUES

SITE A-4

BLOCK 222 WARD 11

Name	Address	BRA Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Anderson, Karl	1 Elmore Park	36	1946	$4,200	$ 700	
Davis, John	2 Elmore Park	34*	1944	4,600	1,100	
Foley, Eileen	13 Elmore Street	31*	1941	5,200	1,200	
Hazelwood, Emily	23 Elmore Street	38	1948	4,100	1,100	
Jefferson, Clarence	15 Elmore Street	32	1942	4,800	1,200	
Miller, Thomas	17 Elmore Street	33	1943	5,000	1,100	
Weiner, Israel	3 Elmore Park	35	1945	4,200	700	
Weiner, Israel	21 Elmore Street	37	1947	5,200	1,000	
		Block Total		$37,300	$8,100	
		Exemptions		-	-	
		Taxable Total		$37,300	$8,100	

* Portion of parcel acquired for street widening

SUMMARY
ASSESSED VALUES: 1961

SITE A-4

	Total	Land
Total Assessed Value	$37,300	$8,100
Exemptions	0	0
Taxable Assessed Value	$37,300	$8,100

1961
TAX RECEIPTS

SITE A-4

BLOCK 222 WARD 11

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
36	1946	$422.52	-	Paid
34	1944	462.76	-	Paid
31	1941	523.12	-	Paid
38	1948	412.46	-	Paid
32	1942	482.88	-	Paid
33	1943	503.00	-	Paid
35	1945	422.52	-	Paid
37	1947	523.12	-	Paid
		$3,752.38	-	Paid

SUMMARY
TAX RECEIPTS: 1961

SITE A-4

Total Tax Bill 1961	$3,752.38
Abatements	-
Total Tax Receipts Due	$3,752.38
Tax Receipts	$3,752.38
Unpaid Balance	-
Percent of Total Receipts Due	0%

ESTIMATED ASSESSMENT
AFTER DEVELOPMENT

SITE A-4

Estimated assessment:

Estimated Assessment equals:

$$\frac{\text{tax revenue due}}{\text{tax rate}} \times 1000$$

Thus, $\frac{\$1,800}{99.80} \times 1000 = \$18,036$

rounded to $\underline{\underline{\$18,000}}$.

ESTIMATED TAX REVENUE
AFTER DEVELOPMENT(1)

SITE A-4

Estimated Annual Gross Income:

	Total No. of Units	Occupied Units (7 Percent Vacancy)	Rent Month	Rent Year	Annual Gross Income
Two bedroom units	75	5	$ 95	$1140	$ 5,700
Three bedroom units	5	5	$105	$1260	$ 6,300
Total	10				$12,000

Estimated Tax Revenue Due:

Estimated tax equals 15 percent of annual gross income. Thus, ($12,000) (.15) = $1,800, rounded to $1,800.

EstimatedTax Receipts:

Estimated tax receipts equal tax revenue due multiplied by percent collected on prior year's levy. Thus, ($1,800) (.94238) = $1,696, rounded to $1,700.

(1)This entire computation is an estimate since no discussions have been held with any developers.

BEFORE AND AFTER SUMMARY

SITE A-4

	Before $	After $	Net Charge Absolute $	Net Charge Percent %
Total Assessed Value	37,300	18,000	-19,300	-51.7
Exemptions(2)	0	0	0	0
Taxable Assessed Value	37,300	18,000	-19,300	-51.7
Total TaxBill	3,752	1,796	- 1,956	-52.1
Abatements(2)	0	0	0	0
Tax Revenue Due	3,752	1,796	- 1,956	-52.1
Tax Delinquency	0	104	+ 104	+100.0
Tax Receipts	3,752	1,692	- 2,060	- 54.8
Delinquency as Percent of Tax Revenue Due	0%	5.8%	+ 5.8%	+100.0

(1) Before and After figures have been rounded.

(2) Tax abatements and exemptions for the residents of the new development are an unknown quantity; to the extent that these are given, the "after" taxable assessed value and tax revenue due will be reduced.

1961
ASSESSED VALUES

SITE A-5

BLOCK 242 WARD 12

Name	Address	Bra Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Boston, City of	Julia Ward Howe School	1	1654	125,000	18,000	Exempt
Wycke, Nathaniel	34 Dale Street	27	1653	3,300	1,700	
		Block Total		$128,300	$19,700	
		Exemptions		125,000	18,000	
		Taxable Total		$ 3,300	$ 1,700	

SUMMARY
ASSESSED VALUES: 1961

SITE A-5

	Total	Land
Total Assessed Value	$128,300	$19,700
Exemptions	125,000	18,000
Taxable Assessed Value	$ 3,300	$ 1,700

1961
TAX RECEIPTS

SITE A-5

BLOCK 242 WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
1	1654			Exempt
27	1653	$331.98	-	Paid

SUMMARY
TAX RECEIPTS: 1961

SITE A-5

Total Tax Bill: 1961	$331.98
Abatements	0
Total Tax Receipts Due	$331.98
Tax Receipts	$331.98
Unpaid Balance	0
Percent of Total Tax Receipts Due	0

ESTIMATED TAX REVENUE
AFTER DEVELOPMENT(1)

SITE A-5

Estimated Annual Gross Income:

	Total No. of Units	Occupied Units (7 Percent Vacancy)	Rent Month	Rent Year	Annual Gross Income
Two bedroom units	7	7	$95	$1140	$ 7,980
Three bedroom units	7	7	$105	$1260	$ 8,820
Total	14				$ 16,800

Estimated Tax Revenue Due:

Estimated tax equals 15 percent of annual gross income. Thus, ($16,800) (.15) = $2,520, rounded to $2,500.

Estimated Tax Receipts:

Estimated tax receipts equal tax revenue due multiplied by percent collected on prior year's levy. Thus, ($2,500) (.94238) = $2,356, rounded to $2,400.

(1) This entire computation is an estimate since no discussions have been held with any developers.

[illegible]

[illegible]

[illegible]

ESTIMATED ASSESSMENT
AFTER DEVELOPMENT

SITE A-5

Estimated Assessment:

Estimated Assessment equals:

$$\frac{\text{tax revenue due}}{\text{tax rate}} \times 1000$$

Thus, $\frac{\$2,500}{99.80} \times 1000 = \$25,050$

rounded to $25,100.

BEFORE AND AFTER SUMMARY[1]

SITE A-5

	Before $	After	Net Charge Absolute $	Percent %
Total Assessed Value	128,300	25,100	-103,200	-80.4
Exemptions	125,000[2]	0	0	0
Taxable Assessed Value	3,300	25,100	+ 21,800	+660.6
Total Tax Bill	332	2,504	+ 2,172	+654.2
Abatements	0[2]	0	0	0
Tax Revenue Due	332	2,504	+ 2,172	+654.2
Tax Delinquency	0	144	+ 144	+100.0
Tax Receipts	332	2,360	+ 2,028	+610.8
Delinquency as Percent of Tax Revenue Due	0%	5.8%	+ 5.8%	+100.0

(1) Figures have been rounded.

(2) Tax abatements and exemptions for the residents of the new development are an unknown quantity; to the extent that these are given, the "after" taxable assessed value and tax revenue due will be reduced.

(1) figures have been provided.

(2) For elaboration and explanation see the new paragraph 12 (b) now inserted by
us immediately following the second line of page 4.

1961 ASSESSED VALUES

SITE B-1

BLOCK 239A WARD 12

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Bayne, Celestine	148 Townsend St.	22	3446	7500	4100	
Berry, Kenneth R.	166 Townsend St.	16	3441-1	5200	2200	
Boston, City of	1 Townsend St.	25	3449	1400	1400	Exempt
Boston, City of	2-4 Crestwood Park	21	3445	5500	2600	Exempt
Boston, City of	144-146 Townsend St.	21	2447	4000	1700	Exempt
Boston, City of	7 Crestwood Pk.	14	3443	4500	2100	Exempt
Boston, City of	170 Townsend St.	14	3440	14000	4100	Exempt
Boston, City of	Crestwood Pk. S.E.	14	3442	1000	1000	Exempt
Burns, Daisy Belle	168 Townsend St.	15	3441	5000	2000	
Gray, Archie L.	6 Crestwood Pk.	19	3444	4000	1200	
Gray, Jesse & Eleanor	89 Humboldt	10	3436	6500	1500	
Horowitz, Sarah	6 Rear Crestwood Pk.	20	3444-1	800	600	
Horowitz, Sarah	140-2 Townsend St.	23	3448	6000	3000	
House, Samuel H.	8 Crestwood Park	24	3444-2	3000	1000	
Johnson, Brumfield	136 Townsend St.	26	3450	7000	3900	
Johnson, Eugene	87 Humboldt	9	3485	5500	1500	
McLaughlin, John & Willa	77 Humboldt	4	3480	6000	1500	
Moten, Elmore C.	91-97 Humboldt	11	3437	12000	3800	
O'Connor, E.U. & M.	174 Townsend St.	13	3439	4400	2500	
Scott, W. & R.	178 Townsend St.	12	3438	3000	2200	
Springer, Fitz	81 Humboldt	6	3482	6000	1400	
Sugarman, Elio (Esplanade Realty)	83 Humboldt	7	3483	5500	1600	

SITE B-1 (cont.)

BLOCK 239A (cont.) WARD 12 (cont.)

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Ward, Edith & St. Clair Jr.	85 Humboldt	8	3484	5500	1400	
Ward, Ernest	79 Humboldt	5	3481	5500	1100	
		Total		129,300	49,200	
		Exemptions		30,400	12,900	
		Taxable Total		98,900	36,300	

1961
TAX RECEIPTS

SITE B-1

BLOCK 239A WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
22	3446	$ 754.50		Paid
16	3441-1	523.12		Paid
25	3449	Exempt (City of Boston)		
21	3445	Exempt (City of Boston)		
21	2447	Exempt (City of Boston)		
14	3443	Exempt (City of Boston)		
14	3440	Exempt (City of Boston)		
14	3442	Exempt (City of Boston)		
15	3441	503.00		Paid
19	3444	402.40		Paid
10	3436	653.90		Paid
20	3444-1	80.48		Not Paid
23	3448	603.60		Not Paid
24	3444-2	301.80		Paid
26	3450	704.20		Not Paid
9	3485	553.30	$ 201.20	Paid
4	3480	603.60		Paid
11	3437	1207.20		Paid
13	3439	442.64		Paid
12	3438	301.80		Paid
6	3482	603.60		Paid
7	3483	553.30		Not Paid
8	3484	553.30		Paid
5	3481	553.30		Paid

Summary: SITE B-1

Total Tax Bill: 1961	$9899.04
Abatements	201.20
Total Tax Reciepts Due	9697.84
Tax Receipts	7756.26
Unpaid Balance	1941.58
Percent of Total Tax Receipts Due	20.0

ESTIMATED TAX REVENUE
AFTER DEVELOPMENT

SITE B-1
(Marksdale Gardens)

Estimated Annual Gross Income:

	Total No. Of Units	Occupied Units (7 percent Vacancy)	Rent/yr.	Annual Gross Income
Two bedroom units	42	39	$ 85 x 12	$39,780
Three bedroom units	28	26	95 x 12	$29,640
Four bedroom units	12	11	105 x 12	$13,860
Total	82	76		$83,280

Estimated Tax Revenue Due:

Estimated tax equals 15 percent of annual gross income. Thus, ($83,280) (.15) - $12,492, rounded to $12,500

Estimated Tax Receipts:

Estimated tax receipts equal tax revenue due multiplied by percent collected on prior year's levy. Thus, (12,500) (.94238) - $11,779, rounded to $11,800

ESTIMATED ASSESSMENT
AFTER DEVELOPMENT

SITE B-1

Estimated Assessment:

Estimated assessment equals:

$$\frac{\text{tax revenue due}}{\text{tax rate}} \times 1000$$

Thus, $\frac{\$12,500}{99.80} \times 1000 = \$125,250$, rounded to $125,000

BEFORE AND AFTER SUMMARY [1]

SITE B-1
(Marksdale Gardens)

	Before	After	Net Change Absolute $	Net Change Percent %
Total Assessed Value	$129,300	$125,000	- 4,300	- 3.3
Exemptions[2]	$ 30,400	0	-30,400	-100.0
Taxable Assessed Value	$ 98,900	$125,000	26,100	26.4
Total Tax Bill	$ 9,900	$ 12,500	2,600	26.3
Abatements[2]	$ 200	0	- 200	-100.0
Tax Revenue Due	$ 9,700	$ 12,500	2,800	28.9
Tax Delinquency	$ 1,900	$ 700	- 1,200	- 63.2
Tax Receipts	$ 7,800	$ 11,800	4,000	51.3
Delinquency as % of Tax Revenue Due	20.0	5.8	- 14.2	- 71.0

[1] Before and After figures have been rounded.

[2] Tax abatements and exemptions for the residents of the new development are an unknown quantity. To the extent that abatements are given, the "after" and tax revenue due will be reduced.

1961
ASSESSED VALUES

SITE B-2

BLOCK 142 WARD 12

Name	Address	Parcel	Assessors Parcel No.	1961 Assessors Value Total	Land	Comment
Alward, Hedley F.	2 Fountain Hill Ave.	35	1559	1700	300	
Barry, Mary A.	11 Tolman Place	9	1524	2900	1100	
Bonner, Gladys W.	9 Tolman Place	8	1523	2400	1400	
Breslau, George	179-183 Warren	14	1529	6000	2000	
Britt, Herman W.	1 Circuit St.	26	1546	3700	2200	
Britt, Herman W.	3 Circuit St.	26	1547	3800	2300	
Budding, Herbert B. Jr.	21-23 Walnut Av	21	1539	5000	2200	
Carter, Wm. R.	24 Fountain	33B	1554	1500	400	
Casey, Thomas & Mary	2 Mt. Warren	22	1541	3100	1000	
City of Boston	26 Fountain	32	1553	900	900	Exempt
Clover Realty Corp.	5 Tolman Place	7	1522	3500	1300	
Cole, John D.	3 Fountain Hl Av	36	1560	1800	300	
Craig, Alice M.	3 Mt. Warren	23	1542	3300	900	
Daly, Iline W.	1-3 Heensford Pl	3	1518	3700	1800	
Egan, Marie M. & Harry J.	11-13 Walnut Av	19	1537	4000	2400	
The Estates Corp.	6 Mt. Warren	25	1545	7000	1000	
Kelly, Thomas J.	177R Warren	13	1528	2300	800	
Lemon, Otis I.	1 Tolman Place	5	1520	3400	600	
Liscomb, Eugene P.	15 Walnut Ave.	20	1538	2700	1500	
Liscomb, Eugene P.	1 Mt. Warren St.	20	1540	16000	1900	
MacCarthy, Henry	1-5 Walnut Av	18	1536	5800	3300	
MacCarthy, Henry	7-9 Walnut Av	18	1536-1	1600	1600	

1961
ASSESSED VALUES

SITE B-2 (Cont'd)

BLOCK 142 (Cont'd.) WARD 12 (Cont'd.)

Name	Address	Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Martin, James C.	Stanton Place	16	1532	800	800	
Martin, James C.	Stanton Place	16	1533	800	800	
Martin, James C.	4 Mt. Warren	16	1543	3200	1200	
McCabe, Catherine	3 Tolman Place	6	1521	3400	600	
McClain, Jms. H.	8 Tolman Place	11	1526	4000	n1800	
Mt. Wash. Coop Bnk.	12 Tolman Place	10	1525	4300	2300	
Olsen, Harry	185-187 Warren	15	1530	5200	1200	
Olsen, Harry	189-193 Warren	15	1531	6000	2500	
Pittman, John W.	34 Fountain	29	1550	6000	900	
Roberts, Ada B.	28 Fountain	31	1552	4000	900	
Rox. Masonic Asso.	169-175 Warren	12	1526	37000	8300	
Vincent, Elenora E.	11 Circuit	28	1549	3500	1400	
Williams, Mildred E.	7 Circuit St.	27	1548	5300	3300	
Williams, Sidney	2 Stanton	17	1534	1200	600	
Williams, Sidney	1 Stanton Pl	17	1535	1300	700	
Zonis, Lily J.	163-167A Warren	4	1519	12000	6900	
			TOTAL	$185,100	$65,400	
			Exemptions	$900	$900	
			Final Total	$184,200	$64,500	

SUMMARY: SITE B-2
ASSESSED VALUES: 1961

BLOCK 142 WARD 12

Total Assessed Value	$185,100	$65,400
Exemptions	$900	$900
Taxable Total	$184,200	$64,500

SITE C-1

BLOCK 165 WARD 12

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Boston, City of	St. Richard's	2	573	3700	3700	Exempt
Boston, City of	St. Richard's	2	574	12000	12000	Exempt
Boston Safe Dep. & Trust Co.	4 Walnut Ave.	1	571	24800	14800	
Boston Safe Dep. & Trust Co.	207 Warren St.	1	572	13000	9800	
		Block Total		$53,500	$40,300	
		Exemptions		$15,700	$15,700	
		Taxable Total		$37,800	$24,600	

SITE C-1

BLOCK 166 WARD 12

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Dikmak, Russell	243 Warren St.	14	535	1200	1200	
Dikmak, Russell	245 Warren St.	14	536	800	800	
Dikmak, Russell	247 Warren St.	14	537	900	900	
Boston, City of	237 Warren St.	12	532	800	800	Exempt
Boston, City of	239 Warren St.	12	533	5000	1200	Exempt
Boston, City of	11 Rockland St.	22	550	2000	1000	Exempt
Boston, City of	Rockland St. FCL	22	546	800	800	Exempt
Boston, City of	7 Rockland St.	22	547	900	900	Exempt
Boston, City of	Garage (Rockland St.)	22	548	700	500	Exempt
Carter, Wm. L.	249 Warren St.	15	538	6000	4300	
Chastown Savings Bank	4 Rockland Pk.	20	544	1300	700	
Dooley Bros. Inc.	6 Stanmore St.	9	529	11000	4300	
Granville, Augustus	19 Rockland St.	27	554	5500	1500	
Green, Lawrence L.	3 Rockland St.	18	542	7800	3400	
Green, Lawrence L.	15 Rockland St.	25	552	5100	1000	
Halliburton, Ralph	11A-13 Rockland St.	24	551	5700	1100	
Hedley, Ernest S.	17 Rockland St.	26	553	6100	1100	
Homsi, Mary D.	255 Warren St.	16	539	7500	2400	
Homsi, Joseph	257 Warren St.	16	540	7000	3000	
Hooten, Wm. F.	9 Rockland St.	23	549	2000	1000	
Lowe, Clarice T.	5-7 Rockland St.	19	543	7000	1100	
Matlin, Edward	241 Warren St.	13	534	4500	1200	
Shearin, Cheatham	22 Fenns St.	28	555	5000	1100	
Somerville, Gerald	2 Stanmore St.	10	530	2300	900	

SITE C-1

BLOCK 166 (Cont.) WARD 12 (Cont.)

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Walker, George H.	1 Rockland St.	17	541	3000	1200	
Williams, Lucille	20 Fenno St.	29	556	7000	2200	
Williams, Zilla, R.	16 Fenno St.	30	557	7000	2200	
Woodsworth, Leland	6 Rockland Pl.	21	545	3000	500	
Zalewski, John	233-235 Warren St.	11	531	3500	1400	
		Block Totals		$120,900	$43,700	
		Exemptions		10,200	5,200	
		Taxable Total		$110,700	$38,500	

SITE C-1

BLOCK 166A WARD 12

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
City of Boston	Walnut Ave.	8	565	1000	1000	Exempt
City of Boston	Walnut Ave.	8	566	1100	1100	Exempt
Chandler, Acacia	54 Walnut Ave.	9	567	6500	2700	
Levy, Jennie M.	23 Walnut St.	5	561	4000	600	
Levy, Max	25 Walnut St.	6	562	4000	600	
McMillan, Josephine	Rockland St.	7	563	300	300	
McMillan, Josephine	78 Rockland St.	7	564	5000	1000	
McMillan, Josephine	76 Rockland St.	7	564-1	5000	900	
McRae, Samuel	15-17 Fenno St.	2	569	8000	1500	
Owens, David S.	19 Fenno St.	3	570	7500	1600	
Roman Catholic Archdiocise of Boston	NWS Fenno St.	1	568	6800	6800	Exempt
R.C. Archdiocise of Boston	21-25 Fenno St.	4	560	5000	3100	Exempt
			Block Total	$54,200	$21,200	
			Exemptions	13,900	12,000	
			Taxable Total	$40,300	$ 9,200	

SITE C-1

BLOCK 167 WARD 12

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Beckerman, George	291-299 Warren St.	11	505	28000	10000	
Boston, City of	8 Sherman St.	21	515	3200	1200	Exempt
Boston, City of	2-4 Rockland St.	26		4100	4100	Exempt
Daley, Whilfield A.	1A Dale St.	13	507	7500	1300	
Ellison, Henry C.	5 Dale St.	15	509	3700	1200	
Evans, Wm. J. Jr.	16 Sherman St.	18	512	2700	600	
French, Albert	277 Warren St.	2	495	5000	4000	
Gordon, Darrell	14 Sherman St.	19	513	2500	500	
Harris, Harold F.	1 Kensington Park	5	499	4800	1300	
Hayden, Paul	279-283A Warren St.	3	496	15000	4000	
Henderson, Samuel	6 Sherman St.	22	516	3200	1000	
Holmes, Ralph	1 Dale St.	12	506	6000	1400	
Jackson, Sylvia E.	285 Warren St.	4	497	3300	1800	
Jackson, Sylvia E.	287 Warren St.	4	498	3300	1800	
Lynch, Wilfred	10-12 Sherman	20	514	500	500	
MacDonald, George	5 Kensington Park	9	503	3000	900	
Mascoll, Victor C.	2A Rockland St.	27	493	7000	3700	
Nelson, Gertrude	261-275 Warren St.	1	494	30000	5000	
Oshry, Harry L.	9-11 Dale St.	17	511	5300	600	
Pupek, Alexander	3 Kensington Park	7	501	2800	600	
Rider, Lillian	2 Kensington Park	6	500	3600	1400	
Steen, Jms. L.	6 Rockland St.	25	519	6000	1100	
Strong, Clarence E.	3 Dale St.	14	508	4000	900	
Sweeney, Signe	4 Kensington Park	8	502	3200	800	

SITE C-1 (Cont.)

BLOCK 167 (Cont.) WARD 12 (Cont.)

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Thomas, Rosco D.	8 Rockland St.	24	518	6000	1200	
Tyler, Ralph C.	7 Dale St.	16	510	2800	1500	
White, Jms. A.	4 Sherman St.	23	517	3200	1000	
Wright, Jenever E. Jr.	7 Kensington Park	10	504	7300	1600	
		Block Total		$177,000	$54,700	
		Exemptions		7,300	5,000	
		Taxable Total		$169,700	$49,700	

1961
TAX RECEIPTS

SITE C-1

BLOCK 165 WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
2	573		-	Exempt
2	574			Exempt
1	571	$2494.88	-	Paid
1	572	1307.80	-	Paid
		$3802.68	-	

1961
TAX RECEIPTS

SITE C-1

BLOCK 166 WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
14	535			
14	536			
14	537			
12	532			Exempt
12	533			Exempt
22	550			Exempt
22	546			Exempt
22	547			Exempt
22	548			Exempt
15	538	$ 603.60	-	Paid
20	544	181.08	-	Paid
9	529	1,106.60	-	Paid
27	554	553.30	-	Paid
18	542	784.68	-	Paid
25	552	513.06	-	Not Paid
24	551	573.42	-	Paid
26	553	613.66	-	Paid
16	539	754.50	-	Paid
16	540	704.20	704.20	-
23	549	201.20	-	Not Paid
19	543	704.20	-	Not Paid
13	534	452.70	-	Not Paid

1961
TAX RECEIPTS

SITE C-1 (Cont'd.)

BLOCK 166 (Cont'd.) WARD 12 (Cont'd.)

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
28	555	$ 503.00	-	Paid
10	530	231.38	201.20	Paid
17	541	301.80	-	Paid
29	556	704.20	-	Not Paid
30	557	704.20	-	Not Paid
21	545	301.80	-	Paid
11	531	352.10	-	Not Paid
		$10,844.68	$905.40	

1961
TAX RECEIPTS

SITE C-1

BLOCK 166A WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
8	565			Exempt
8	566			Exempt
9	567	$ 653.90	-	Paid
5	561	402.40	-	Not Paid
6	562	402.40	-	Not Paid
7	563	30.18	-	Not Paid
7	564	503.00	-	Paid
7	564-1	503.00	-	Paid
2	569	804.80	-	Paid
3	570	754.50	-	Paid
1	568			Exempt
4	560			Exempt
		$4,054.18	0	

1961
TAX RECEIPTS

SITE C-1

BLOCK 167 WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
11	505	$2,816.80	-	Paid
21	515			Exempt
26				Exempt
13	507	754.50	-	Paid
15	509	372.22	-	Paid
18	512	271.62	-	Paid
2	495	503.00	201.20	Paid
19	513	251.50	-	Paid
5	499	482.88	-	Paid
3	496	1,509.00	-	Paid
22	516	321.92	-	Paid
12	506	603.60	-	Paid
4	497	331.98	-	Paid
4	498	331.98	-	Paid
20	514	50.30	-	Not Paid
9	503	301.80	-	Paid
27	493	704.20	-	Paid
1	494	3,018.00	-	Paid
17	511	533.18	-	Paid
7	501	281.68	-	Not Paid
6	500	362.16	-	Paid
25	519	603.60	-	Paid
14	508	402.40	-	Paid

1961
TAX RECEIPTS

SITE C-1 (Cont'd.)

BLOCK 167 (Cont'd.) WARD 12 (Cont'd.)

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Dispositions
24	518	$ 603.60	-	Paid
16	510	281.68	-	Not Paid
23	517	321.92	-	Paid
10	504	734.38	-	Paid
		$17,071.82	$201.20	

SUMMARY: SITE C-1

TAX RECEIPTS

Total Tax Bill: 1961	$35,773.36
Abatements	1,106.60
Total Tax Receipts Due	$34,666.76
Tax Receipts	29,586.46
Unpaid Balance	$ 5,080.30
Percent of Total Tax Receipts Due	14.7%

SUMMARY: SITE C-1
ASSESSED VALUES: 1961

Total Assessed Value	$405,600	$159,900
Exemptions	$ 47,100	$ 37,900
Taxable Total	$358,500	$122,000

1961
ASSESSED VALUES

SITE F-4

BLOCK 171-C WARD 12

Name	Address	BRA Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Almeida, Guilhermina	65 Walnut Ave.	9	584	4000	1500	
Chart. Realty Corp.	33 Walnut Ave.	3	577	4800	600	
"	35 "	3	578	4800	600	
Daugherty, Charles [illegible].	27-29 "	1	575	5000	900	
Greer, Robt. W.	31 "	2	576	4900	600	
"	6 Circuit St.	59	637	4900	600	
Guscott, Norman C.	4 Circuit St.	60	638	5500	800	
Mason, John H.	53 Walnut Ave	7	583	6000	2000	
Payne, Ethelbert T.	45 "	6	581	5200	1600	
Reynolds, Marjorie S.	49R "	8	582	4000	1000	
Saunders, Mildred	37 "	4	579	5000	600	
Tanner, Thomas T.	39 "	5	580	5000	800	
			Block Total	$59,100	$11,600	
			Exemptions	0	0	
			Taxable Total	$59,100	$11,600	

SUMMARY: SITE F-4
ASSESSED VALUES: 1961

Total Assessed Value	$59,100	$11,600
Exemptions	0	0
Taxable Total	$59,100	$11,600

SITE H-4

BLOCK 166 WARD 12

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Chittick, Catharine	7 Stanmore Place	7	528	2700	600	
Goldenberg, Jacob	1 Stanmore Place	4	525	7000	900	
Jones, Inez	5 Stanmore Place	6	527	2700	600	
Lyons, Henry J.	221 Warren St.	2	522	5500	1300	
Lyons, Henry J.	223 Warren St.	2	523	5500	1300	
Lyons, Henry J.	Lot B SWS R St.Richard	2	559	100	100	
Paretchan, George	231 Stanmore Place	3	524	6000	2200	
Wharton, Currien M.	219 Warren St.	1	521	5000	1900	
Zepf, August C.	3 Stanmore Place	5	526	2700	700	
		Block Total		$37,200	$9,600	
		Exemptions		0	0	
		Taxable Total		$37,200	$9,600	

SUMMARY: SITE H-4
ASSESSED VALUES: 1961

Total Assessed Value	$37,200	$9,600
Exemptions	0	0
Taxable Total	$37,200	$9,600

1961
TAX RECEIPTS

SITE B-2

BLOCK 142 WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
35	1559	$ 171.02	-	Paid
9	1524	291.74	$201.20	Paid
8	1523	342.04	-	Paid
14	1529	603.60	-	Paid
26	1546	372.22	-	Paid
26	1547	382.28	-	Paid
21	1539	503.00	-	Paid
33B	1554	150.90	-	Not Paid
22	1541	311.86	201.20	Paid
32	1553			Exempt
7	1522	352.10	-	Paid
36	1560	181.08	-	Not Paid
23	1542	331.98	-	Paid
3	1518	372.22	-	Not Paid
19	1537	402.40	-	Not Paid
25	1545	704.20	-	Paid
13	1528	231.38	201.20	Paid
5	1520	342.04	-	Paid
20	1538	271.62	-	Paid
20	1540	1609.60	-	Paid
18	1536	583.48	-	Not Paid
18	1536-1	160.96	-	Not Paid

1961
TAX RECEIPTS

SITE B-2 (Cont d)

BLOCK 142 (Cont'd) WARD 12 (Cont'd)

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
16	1532	80.48	-	Paid
16	1533	80.48	-	Paid
16	1543	321.92	-	Paid
6	1521	342.04	-	Not Paid
11	1526	402.40	-	Paid
10	1525	432.58	-	Paid
15	1530	523.12	-	Paid
15	1531	603.60	-	Paid
29	1550	603.60	-	Paid
31	1552	402.40	-	Paid
12	1526-1	3722.20	-	Paid
28	1549	352.10	-	Paid
27	1548	533.18	201.20	Paid
17	1534	120.72	-	Paid
17	1535	130.78	-	Paid
4	1519	1207.20	-	Paid

SUMMARY: SITE B-2
TAX RECEIPTS

BLOCK 142 WARD 12

Total Tax Bill: 1961	$18,530.52
Abatements	$804.80
Total Tax Receipts Due	$17,725.72
Tax Receipts	$15,532.64
Unpaid Balance	$2,193.08
Percent of Total Tax Receipts Due	12.4%

1961
TAX RECEIPTS

SITE F-4

BLOCK 171C WARD 12

BRA Parcel No	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
9	584	$ 402.40	-	Not Paid
3	577	482.88	-	Not Paid
3	578	482.88	-	Not Paid
1	575	503.00	-	Paid
2	576	492.94	-	Paid
59	637	492.94	-	Paid
60	638	553.30	-	Not Paid
7	583	603.60	-	Not Paid
6	581	523.12	-	Paid
8	582	402.40	-	Paid
4	579	503.00	-	Paid
5	580	503.00	-	Paid
		$5,945.46	0	

SUMMARY: SITE F-4

Total Tax Bill: 1961	$5,945.46
Abatements	0
Total Tax Receipts Due	$5,945.46
Tax Receipts	$3,420.40
Unpaid Balance	$2,525.06
Percent of Total Tax Receipts Due	42.5%

1961
TAX RECEIPTS

SITE H-4

BLOCK 166 WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
7	528	$ 271.62	-	Paid
4	525	704.20	-	Paid
6	527	271.62	-	Paid
2	522	553.30	-	Paid
2	523	553.30	-	Paid
2	559	10.06	-	Paid
3	524	603.60	-	Paid
1	521	503.00	-	Paid
5	526	271.62	-	Paid
		$3,742.32	0	

SUMMARY: SITE H-4

Total Tax Bill: 1961	$3,742.32
Abatements	0
Total Tax Receipts Due	$3,742.32
Tax Receipts	$3,742.30
Unpaid Balance	0
Percent of Total Tax Receipts Due	-

SUMMARY
ASSESSED VALUES: 1961

SITES B-2, C-1, H-4 and F-4

Total Assessed Value	$687,000	$246,500
Exemptions	$48,000	$38,800
Taxable Total	$639,000	$207,700

SUMMARY
TAX RECEIPTS: 1961

SITES B-2, C-1, H-4 and F-4

Total Tax Bill: 1961	$63,991.66
Abatements	$1,911.40
Total Tax Receipts Due	$62,080.26
Tax Receipts	$54,806.88
Unpaid Balance	$ 7,273.38
Percent of Total Tax Receipts Due	11.7%

ESTIMATED ASSESSMENT
AFTERDEVELOPMENT

SITES B-2, C-1, F-4 and H-4

Estimated Assessment:

Estimated Assessment equals:

$$\frac{\text{tax revenue due}}{\text{tax rate}} \times 1000$$

Thus, $\frac{\$39,100}{99.80} \times 1000 = \$391,784$

rounded to $392,000.

ESTIMATED TAX REVENUE
AFTER DEVELOPMENT(1)

SITES B-2, C-1, F-4 and H-4
(Charlesbank)

Estimated Annual Gross Income:

	Total No. Of Units	Occupied Units (7 Percent Vacancy)	Rent Month	Rent Year	Annual Gross Income
Two bedroom units	79	73	$ 95	$1140	$ 83,220
Three bedroom units	90	84	$ 105	$1260	$105,840
Four bedroom units	56	52	$ 115	$1380	$71,760
Total	225	209			$260,820

Estimated Tax Revenue Due:

Estimated tax equals 15 percent of annual gross income. Thus, ($260,820) (.15) = $39,123, rounded to $39,100.

Estimated Tax Receipts:

Estimated tax receipts equal tax revenue due multiplied by percent collected on prior years' levy. Thus, ($39,100) (.94238) = $36,847, rounded to $36,800.

(1) Based on latest available information (Feb. 4, 1965). Excludes any estimates for the commercial facilities scheduled to support this residential development

[illegible]

[illegible]

[illegible]

[illegible]

	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]		[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

(1)

BEFORE AND AFTER SUMMARY

SITES B-2, C-1, F-4, and H-4
(Charlesbank)

	Before	After	Net Change Absolute $	Net Change Percent %
Total Assessed Value	$687,000	$392,000	±$295,000	- 42.9
Exemptions(2)	$ 48,000	0	-$ 48,000	-100.0
Taxable Assessed Value	$639,000	$392,000	-$247,000	- 38.7
Total Tax Bill	$ 64,000	$ 39,100	-$ 24,900	- 38.9
Abatements(2)	$ 1,900	0	-$ 1,900	-100.0
Tax Revenue Due	$ 62,100	$ 39,100	-$ 23,000	- 37.0
Tax Delinquency	$ 7,300	$ 2,300	-$ 5,000	- 68.5
Tax Receipts	$ 54,800	$ 36,800	-$ 18,000	- 32.8
Delinquency as Percent of Tax Revenue Due	11.7%	5.8%	5.9%	-50.4%

(1)
Before and After figures have been rounded.

(2)
Tax abatements and exemptions for theresidents of the new development are an unknown quantity, to the extent that these are given, the "after" taxable assessed value and tax revenue due will be reduced.

1961 ASSESSED VALUES
SITE B-3

BLOCK 223 WARD 11

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Boston, City of	Washington St. E.	16	1875	300	300	Exempt
Boston, City of	Washington St. E.	16	1876	300	300	Exempt
Boston, City of	Washington St. E.	16	1877	300	300	Exempt
Boston, City of	Washington St. E.	16	1878	300	300	Exempt
Boston, City of	Washington St. E.S. Lt. 24	16	1879	1200	1200	Exempt
Boston, City of	Washington St.	18	1881	3700	3700	Exempt
Boston, City of	Washington St.	18	1882	3700	3700	Exempt
Boston, City of	E.S. Washington E. Cor Townsend	18	1883	3200	3200	Exempt
Boston, City of	Codman Park (57)	11	1869	500	500	Exempt
Brunson, Eugene	55 Codman Park	10	1868	2000	400	
Cotter, Helen L.	41 Codman Park	4	1862	1200	700	
Fernandes, Manuel J.	6 Corliss St.	13	1871	2500	700	
Hassett, Alice & Walter	Washington St. E(2 Corliss St.)	15	1874	300	300	
Hassett, Alice & Walter	2928-2926 Washington	15	1873	6200	1300	
Hughes, Wilbert	4 Corliss St.	14	1872	4500	700	
Jameison, Sydney J.	2896-2898 Washington	17	1880	2600	1000	
Johnson, Sol	51-53 Codman Park	9	1867	5000	1000	
Kimtis, Hilda	59-61 Codman Park	12	1870	6000	900	
McCarthy, Chas.	49 Codman Park	8	1866	800	400	
Micelotti, Frank	11 Townsend St.	1	1858	3900	1600	
Postell, Irene E.	39-39A Codman Park	3	1861	2300	500	
Riley, John	47 Codman Park	7	1865	1400	400	
Sheehan, Maurice J.	35 Codman Park	2	1859	1200	300	

1961 ASSESSED VALUES
SITE B-3 (Cont.)

BLOCK 223 (Cont.) WARD 11 (Cont.)

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Sheehan, Maurice	37 Codman Park	2	1860	1200	300	
Stokes, Edmund L.	43-43A Codman Park	5	1863	2000	600	
Walton, Jerry	45 Codman Park	6	1864	1400	400	
		Block Total		$58,000	$25,000	
		Exemptions		13,500	13,500	
		Taxable Total		$44,500	$11,500	

1961 ASSESSED VALUES
SITE B-3

BLOCK 224-A WARD 11

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Total		Comment
				Total	Land	
Avery, George	85 Codman Park	6	1889	3000	1000	
Boles, Everett F.	67 Codman Park	2	1885	2500	500	
Boston, City of	73 Codman Park	5	1888	400	400	Exempt
Botolinski, George	1-2 Codman Palce	8	1891	2500	400	
Chigas, Mary	3R Corliss St.	11	1896	3500	300	
Doctor, Richard	7 Corliss St.	13	1898	4500	800	
Franzi, Margaret E.	65 Codman Park	1	1884	900	900	
Golden, Chas.	69 Codman Park	3	1886	3000	500	
Johnson, Anna M.	71 Codman Park	4	1887	400	400	
Kaunelis, Edward A.	5 Corliss St.	12	1897	4200	400	
Kimtis, Joseph J.	11 Corliss St.	15	1900	4000	700	
Parkman, Marion	9 Corliss St.	14	1899	4500	700	
Savage, George A.	3R Corliss St.	10	1894	200	200	
Savage, George A.	3R Corliss St.	10	1895	200	200	
Smith, Albert C.	2R Codman Pl.	9	1892	200	200	
Smith, Albert C.	2R Codman Pl.	9	1893	200	200	
Reid, Dora M.	3 Codman Place	7	1890	1300	500	
		Block Total		$35,500	$8,300	
		Exemptions		400	400	
		Taxable Total		$35,100	$7,900	

1961 ASSESSED VALUES

SITE B-3

BLOCK 224-B WARD 11

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Beaulieu, Henry	2930 Washington St.	1	1851	3300	1600	
Beaulieu, Henry	2932 Washington St.	1	1850	3200	1200	
Boston, City of	Washington St. (2938)	4	1847	500	500	Exempt
Boston, City of	2940 Washington St.	4	1846	800	800	Exempt
Boston, City of	2942 Washington St.	4	1845	800	800	Exempt
Boston, City of	Codman Pl N.E. Cor. Wash.	8	1841	1200	1200	Exempt
Botolinski, George	2946 Washington St.	6	1843	3700	1200	
Curley, Wm. F.	Washington St.	3	1848	300	300	
Curley, Wm. F.	Washington St.	2	1849	400	400	
Peter, Charles	2944-2944A Washington St.	5	1844	2200	800	
Skillman, Alma E.	2948 Washington St.	7	1842	3100	1100	
		Block Total		$19,500	$9,900	
		Exemptions		3,300	3,300	
		Taxable Total		$16,200	$6,600	

1961 ASSESSED VALUES

SITE B-3

BLOCK 225B WARD 11

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	1961 Assessed Value Land	Comment
Busby, Goulburn	5 Rochdale Street	8	1736	4500	500	
Dixon, Lawrence	9 Rochdale Street	9	1737	1500	1000	
Dixon, Lawrence	11 Rochdale Street	9	1738	4000	400	
Jones, Irving	27 Cobden Street	6	1734	4800	1400	
King, Charles	15-17 Rochdale Street	10	1739	3500	400	
Pope, Chauncy	29 Cobden Street	7	1735	5000	900	
Ray, Gerard	1 Fenner Street	11	1740	2700	400	
		Block Total		$26,000	$5,000	
		Exemption		0	0	
		Taxable Total		$26,000	$5,000	

1961 ASSESSED VALUES

SITE B-3

BLOCK 225D WARD 11

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	1961 Assessed Value Land	Comment
Arman, David	2982 Washington St.	8	1727	5200	1400	
Belton, Curtis	2976 Washington St.	11	1730	4500	1600	
Ciampa, Harry	6 Rochdale Street	1	1718	1000	1000	
City of Boston	2980 Washington St.	9	1728	3900	1400	Exempt
Harris, Arthur	2978 Washington St.	10	1729	4000	1700	
Jelalian, Ashod	2986 Washington St.	7	1725	6300	1300	
Jelalian, Ashod	2984 Washington St.	7	1726	4000	1400	
Leonard, John	4 Rochdale Street	2	1719	3000	500	
Leonard, Wm.	2 Rochdale Street	3	1720	3000	600	
Reisman, Sylvia	33 Cobden	4	1721	4500	800	
Reisman, Sylvia	35 Cobden	4	1722	4500	1000	
Sphinx Inv. & Equipment Co.	39 Cobden	6	1724	5200	1100	
Tate, Clyde	2974 Washington St.	12	1731	4500	1500	
Whittier, Sumner	37 Cobden	5	1723	5200	1200	
		Block Total		$58,800	$16,500	
		Exemptions		3,900	1,400	
		Taxable Total		$54,900	$15,100	

1961 ASSESSED VALUES

SITE B-3 (Cont.)

BLOCK 225E & 225 WARD 11

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
McFadden, C. V. Est. Me. Corp.	Codman Place	37	1840	300	300	
McKenzie, Hugh	2962 Washington St.	43	1832	2300	1400	
Mellon, Agnes	34 Codman Park	65	1776	1800	500	
Micelotta, Frank	52 Codman Park	61	1768	700	700	
Micelotta, Frank	30-28 Codman Park	67	1778	2000	600	
Nelms, Mayola	84 Codman Park	46	1752	1700	700	
Nelms, Mayola	82 Codman Park	46	1753	1700	700	
Pearson, Ivar	36 Codman Park	64	1775	1800	500	
Reid, Harry	Codman Place	38	1839	200	200	
Reid, Harry	7 Fenner Street	38	1829	4000	700	
Robitz, Laberis	70 Codman Park	52	1759	1800	700	
Scott, Henry	72 Codman Park	51	1758	2500	1100	
Stefani, Joseph	2964 Washington St.	42	1831	4000	1200	
Stewart, Warren	58 Codman Park	58	1765	2600	800	
Tebeau, Joseph R.	2956 Washington St.	45	1835	2000	1400	
Tebeau, Joseph R.	2958 Washington St.	45	1834	2000	1400	
Wiley, Lillian	54 Codman Park	60	1767	700	700	
Winton, Lincoln	66 Codman Park	54	1761	2000	700	
		Block Total		$76,100	$29,400	
		Exemption		3,800	2,500	
		Taxable Total		$72,300	$26,900	

1961 ASSESSED VALUES

SITE B-3

BLOCK 225E & 225 WARD 11

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
City of Boston	2966 Washington St.	41	1830	1300	1300	Exempt
City of Boston	Codman Place	39	1837	300	300	Exempt
City of Boston	Codman Place	39	1838	200	200	Exempt
City of Boston	78 Codman Park	48	1755	2000	700	Exempt
Conti, Ethel	76 Codman Park	49	1756	2000	700	
Cordice, Florence B. Trust	68 Codman Park	53	1760	1800	700	
Fisher, George	56 Codman Park	59	1766	1800	800	
Mason, Freeman	5 Codman Place	40	1836	700	300	
Hormer, Louis	32 Codman Park	66	1777	1300	500	
Hughes, Mary	74 Codman Park	50	1757	2300	700	
Johnson, Constance	60 Codman Park	57	1764	2200	800	
Lassiter, Ivory	62 Codman Park	56	1763	1400	700	
Lassiter, James	64 Codman Park	55	1762	2200	700	
Lewis, Beatrice	80 Codman Park	47	1754	2700	700	
Madden, James	48 Codman Park	62	1769	3300	1300	
Mass. Investors' Realty Trust Inc.	46 Codman Park	63	1770	2100	600	
"	44 Codman Park	63	1771	2000	500	
"	42 Codman Park	63	1772	2000	500	
"	40 Codman Park	63	1773	2000	500	
"	38 Codman Park	63	1774	2100	600	
McDonald, Alex.	2960 Washington St.	44	1833	2500	1400	
McFadden, G. W. Est. Me. Corp.	16-18 Fenner Street	37	1828	3600	600	

SUMMARY: SITE B-3

ASSESSED VALUES: 1961

	Total	Land
Total Assessed Value	$273,900	$94,100
Exemptions	24,900	21,100
Taxable Total	249,000	73,000

1961
TAX RECEIPTS

SITE B-3

BLOCK 223 WARD 11

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
16	1875	Exempt	-	
16	1876	Exempt		
16	1877	Exempt		
16	1878	Exempt		
16	1879	Exempt		
18	1881	Exempt		
18	1882	Exempt		
18	1883	Exempt		
11	1869	Exempt		
10	1868	201.20	-	Not Paid
4	1862	120.72	-	Not Paid
13	1871	251.50	-	Paid
15	1874	30.18	-	Paid
15	1873	623.72	-	Paid
14	1872	452.70	-	Paid
17	1880	261.56	-	Paid
9	1867	503.00	-	Paid
12	1870	603.60	-	Paid
8	1866	80.48	-	Not Paid
1	1858	392.34	-	Paid
3	1861	231.38	$231.38	-
7	1865	140.84	-	Not Paid

1961
TAX RECEIPTS

SITE B-3 (Cont'd)

BLOCK 223 (Cont'd) WARD 11 (Cont'd)

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
2	1859	$ 120.72	-	Paid
2	1860	120.72	-	Paid
5	1863	201.20	-	Not Paid
6	1864	140.84	-	Not Paid
		$4,476.70	$231.38	

1961
TAX RECEIPTS

SITE B-3

BLOCK 224-A WARD 11

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
6	1889	$ 301.80	-	Paid
2	1885	251.50	-	Not Paid
5	1888	Exempt		
8	1891	251.50	$201.20	Paid
11	1896	352.10	-	Paid
13	1898	452.70	-	Paid
1	1884	90.54	-	Not Paid
3	1886	301.80	-	Paid
4	1887	40.24	-	Not Paid
12	1897	422.52	-	Paid
15	1900	402.40	-	Not Paid
14	1899	452.70	-	Paid
10	1894	20.12	-	Not Paid
10	1895	20.12	-	Not Paid
9	1892	20.12	-	Not Paid
9	1893	20.12	-	Not Paid
7	1890	130.78	-	Paid
		$3,531.06	$201.20	

1961
TAX RECEIPTS

SITE B-3

BLOCK 224B WARD 11

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
1	1851	$ 331.98	-	Paid
1	1850	321.92	-	Paid
4	1847	Exempt		
4	1846	Exempt		
4	1845	Exempt		
3	1841	Exempt		
6	1843	372.22	-	Paid
3	1848	30.18	-	Paid
2	1849	40.24	-	Paid
5	1844	221.32	-	Paid
7	1842	311.86	-	Not Paid
		$1,629.72	0	

1961
TAX RECEIPTS

SITE B-3

BLOCK 225B WARD 11

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
8	1736	$ 452.70	-	Not Paid
9	1737	150.90	-	Paid
9	1738	402.40	-	Paid
6	1734	482.88	-	Paid
10	1739	352.10	-	Paid
7	1735	503.00	-	Paid
11	1740	271.62	-	Paid
		$2,615.60	-	

1961
TAX RECEIPTS

SITE B-3

BLOCK 225D WARD 11

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
8	1727	$ 523.12	-	Paid
11	1730	452.70	-	Paid
1	1718	100.60	-	Not Paid
9	1728	Exempt	-	
10	1729	402.40	-	Paid
7	1725	633.78	-	Paid
7	1726	402.40	-	Paid
2	1719	301.80	-	Not Paid
3	1720	301.80	-	Not Paid
4	1721	452.70	-	Paid
4	1722	452.70	-	Paid
6	1724	523.12	-	Not Paid
12	1731	452.70	-	Paid
5	1723	523.12	-	Paid
		$5,522.94	-	

1961
TAX RECEIPTS

SITE B-3

BLOCK 225 & 225E (Cont'd) WARD 11 (Cont'd)

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
37	1840	$ 30.18	-	Paid
43	1832	251.50	-	Paid
65	1776	181.08	-	Paid
61	1768	70.42	-	Not Paid
67	1778	201.20	-	Paid
46	1752	171.02	-	Paid
46	1753	171.02	-	Paid
64	1775	181.08	-	Paid
38	1839	20.12	-	Paid
38	1829	402.40	-	Paid
52	1759	181.08	-	Paid
51	1758	251.50	$201.20	Paid
42	1831	402.40	-	Paid
58	1765	261.56	-	Paid
45	1835	201.20	70.42	Paid
45	1834	201.20	-	Paid
60	1767	70.42	-	Not Paid
54	1761	201.20	-	Not Paid
		$7,273.38	$271.62	

1961
TAX RECEIPTS

SITE B-3

BLOCK 225 & 225E WARD 11

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
41	1830	Exempt	-	
39	1837	Exempt		
39	1838	Exempt		
48	1755	Exempt		
49	1756	$ 201.20	-	Paid
53	1760	181.08	-	Paid
59	1766	181.08	-	Paid
40	1836	70.42	-	Paid
66	1777	130.78	-	Not Paid
50	1757	231.38	-	Not Paid
57	1764	221.32	-	Paid
56	1763	140.84	-	Paid
55	1762	221.32	-	Paid
47	1754	271.62	-	Paid
62	1769	331.98	-	Paid
63	1770	211.26	-	Paid
63	1771	201.20	-	Paid
63	1772	201.20	-	Paid
63	1773	201.20	-	Paid
63	1774	211.26	-	Paid
44	1833	251.50	-	Paid
37	1828	362.16	-	Paid

SUMMARY: SITE B-3

TAX RECEIPTS: 1961

Total Tax Bill: 1961	$25,049.40
Abatements	704.20
Total Tax Receipts Due	$24,345.20
Tax Receipts	$19,898.68
Unpaid Balance	$4,446.52
Percent of Total Tax Receipts Due	18.3%

ESTIMATED ASSESSMENT
AFTER DEVELOPMENT

SITE B-3

Estimated Assessment:

Estimated accessment equals:

$$\frac{\text{tax revenue due}}{\text{tax rate}} \times 1000$$

Thus, $\frac{\$59,100}{99.80} \times 1000 = \$592,184$

rounded to $592,200

ESTIMATED TAX REVENUE AFTER DEVELOPMENT(1)

SITE B-3

Estimated Annual Gross Income:

	Total No. Of Units	Occupied Units (7 percent Vacancy)	Rent Month	Rent Year	Annual Gross Income
Two bedroom units	60	56	$ 100	$1200	$ 67,200
Three Bedroom units	125	116	110	1320	153,120
Four bedroom units	125	116	125	1500	174,000
Total	310	288			$394,320

Estimated Tax Revenue Due:

Estimated tax revenue due equals 15 percent of annual gross income. Thus, ($394,320) (.15) = $59,148, rounded to $59,100.

Estimated Tax Receipts:

Estimated tax receipts equal tax revenue due multiplied by percent collected on prior year's levy. Thus, ($59,100) (.94238) = $55,695, rounded to $55,700.

(1) Based on most recent information available (Feb. 4, 1965).

[illegible]

[illegible]

Estimated Annual Gross Income:

	Total No. Of Units	Received Units (7 [illegible])	Rent Month	Rent Year	Annual Gross Income
Two bedroom units	[illegible]	[illegible]	[illegible]	$1200	$ [illegible]
Three bedroom units	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Four bedroom units	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total	[illegible]	[illegible]			[illegible]

Estimated Tax Revenue Due:

Estimated tax revenue due equals 15 percent of annual gross income.
Thus, ([illegible]) (.15) = [illegible].
Rounded to [illegible].

Estimated Tax Expenses:

Estimated tax expenses equal the revenue due initialized by percent, collected on prior year's level. Thus, ([illegible]) (.[illegible]) = $[illegible], rounded to [illegible].

(1) Based on most recent information available (Dec. 8, [illegible]).

BEFORE AND AFTER SUMMARY (1)

SITE B-3

	Before (1961)	After	Net Change Absolute $	Net Change Percent %
Total Assessed Value	$273,900	$592,200	$318,300	116.2
Exemptions (2)	$24,900	0	$-24,900	-100.0
Taxable Assessed Value	$249,000	$592,200	$343,200	137.8
Total Tax Bill	$25,000	$59,100	$34,100	136.4
Abatements (2)	$700	0	$-700	-100.0
Tax Revenue Due	$24,300	$59,100	$34,800	143.2
Tax Delinquency	$4,400	$3,400	$-1,000	22.7
Tax Recipts	$19,900	$55,700	$35,800	179.9
Delinquency as Percent of Tax Revenue Due	18.3%	5.8%	-12.5%	-68.3%

(1)
Before and After figures have been rounded.

(2)
Tax abatements and exemptions for the residents of the new development are an unknown quantity, to the extent that these are given, the "after" taxable assessed value and tax revenue due will be reduced.

SITE C-2

BLOCK 241A WARD 12

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Boston, City of	33-35 Laurel St.	12*	1596	1500	1500	Exempt
Cobb, Alvin M.	31 Laurel St.	11*	1595	3700	1100	
Percival, Vernon E.	30-36 Humboldt St.	13	1597	14000	2900	
			BLOCK TOTAL	19200	5500	
			Exemptions	1500	1500	
			Taxable Total	17700	4000	

*Indicates that street widening cuts off part of parcel.

Please Bill ... Only If

Name	Address	Phone No.	Account No.	Total Value	Comments
Bowman, Ellis et	23-23 Linwood St.	134	1256	1120	Energy
Cook, Alvin H.	32 Laurel St.	134	1261	1980	1154
Crawford, Thelma E.	24-30 Washington Pl.	21	1301	1120	1209
			Total Value	1980	1549
			Depreciation	1120	1154
			Invoice Total	1120	1049

*Depreciation figure entered reflecting three six year of journal.

SITE C-2

BLOCK 243 WARD 12

Name	Address	DRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Binns, Hurran	28 Laurel St.	25	1642	4000	1000	
Carpenter, Mary M.	3 Jewell Place	10	1625	1000	300	
Carter, Cornelius	41 Ottawa St.	17	1634	2700	900	
Diggs, Austin J.	30-2 Laurel St.	24	1641	7500	1900	
Edman, Eric W.	47-49R Ottawa St.	19	1636	4500	1600	
Fina, Phoebe	31-37 Ottawa St.	15	1632	5000	1800	
Foreman, Eric H.	4 Jewell Place	9	1624	1000	300	
Harvell, Robt.	10 Catawba St.	38	1612	3500	1300	
Hendrix, Jms. Jr.	26 Laurel St.	21	1643	3500	1500	
Hendrix, Jms. Jr.	VL Rear 26 Laurel	21	1638	1200	700	
Henderson, Curtis	51-3 Ottawa St.	20	1637	6000	1300	
Kozberg, Abraham	23,25,27,29 Ottawa St.	14	1631	5000	1800	
Moulton, Florence	43-5 Ottawa St.	18	1635	6000	1300	
Paris, John J.	13 Ottawa St.	13	1630	3800	1800	
Pesso, Margaret I.	39 Ottawa St.	16	1633	2500	900	
Richardson, Thom.	8 Catawba St.	39	1613	4500	1300	
Ross, Rupert E.	9, 11 Ottawa St.	12	1628,	3600	1000	
		12	1629	3400	800	
Underwood, Chas. E.	63 Ottawa Street	23	1640	3200	700	
Walden, Chas. W.	59-61 Ottawa St.	22	1639	6000	1800	
Wiener, Bessie	5 Ottawa St.	11	1626	3500	700	
Wiener, Bessie	7 Ottawa St.	11	1627	3500	600	
			BLOCK TOTAL	84900	25300	
			(No Exemptions)			

SITE C-2

BLOCK 244 WARD 12

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Binas, Hilda B.	89 Bower St.	20	1168	3000	1400	
Bondarick, John	56-58 Ottawa St.	26	1126	6500	2000	
Bondarick, John	Ottawa S.W. pt	26	1127	500	500	
Bondarick, John	42 Ottawa St.	29	1131	5500	1400	
Boston, City of	26 Ottawa St.	32	1135	1000	1000	Exempt
Boston, City of	28 Ottawa St.	32	1134	1000	1000	Exempt
Brickman, Jeremiah	40 Laurel St.	25	1125	3500	800	
Brumant, Griffith	44-46 Laurel St.	23	1171	7000	900	
Cohen, Hyman	10 Ottawa St.	38	1139	1000	1000	
Cohen, Hyman	12 Ottawa St.	35	1138	1000	1000	
Duckett, Daisy B.	42 Laurel St.	24	1125	3500	1000	
Kozberg, Abraham	30-6 Ottawa	31	1133	3800	1900	
Mahone, Albert	83 Bower St.	19	1165	2700	900	
Mahone, Albert	85 Bower St.	19	1166	2500	900	
Mahone, Albert	87 Bower St.	19	1167	2500	900	
McCarthy, Robt.	38 Ottowa St.	30	1132	1000	1000	
McCarthy, Robt.	40 Ottawa St.	30	1132-1	1000	1000	
Needleman, Philip	50-56 Laurel St.	21	1169	11000	3000	
Noble, Bertha M.	48 Laurel St.	22	1170	4000	800	
Oliver, James	16,20 Ottawa St.	34	1137	6500	1900	
Paris, John J.	52 Ottawa St.	27	1128	4700	1200	
Rosenblatt, Belle	50 Ottawa St.	28	1129	4000	1000	
Rosenblatt, Belle	48 Ottawa St.	28	1130	4000	1500	
Rubin, Joel I.	22,24 Ottawa St.	33	1136	7000	1900	
Russell, Joseph	8 Ottawa St.	36	1140	1000	1000	

SITE C-2 (Cont.)

BLOCK 244 (Cont.) WARD 12 (Cont.)

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Barnett, Mary	69-71 Bower St.	16	1161	1800	1800	
Boston, City of	79 Bower St.	18	1164	900	900	Exempt
Brookline Rlty & Inv. Corp.	43 Bower St.	8	1152	4000	900	
Driver, Harry J.	61 Bower St.	13	1158	3400	1800	
Freedman, Edwin	65 Bower St.	14	1159	1100	900	
Harris, Jonas	55 Bower St.	11	1156	2200	900	
McDonald, Edna M.	57 Bower St.	12	1157	5000	900	
Miller, Eliot	51 Bower St.	10	1155	900	900	
Miller, Eliot	49 Bower St.	10	1154	900	900	
Sax, Herman	47,45 Bower St.	9	1153	900	900	
Venooker, Rose	67 Bower St.	15	1160	900	900	
Weeks, Lois	75 Bower St.	17	1162	2400	1100	
Weeks, Lois	77 Bower St.	17	1163	1500	700	
			BLOCK TOTAL	115,100	44,400	
			Exemptions	2,900	2,900	
			Taxable Total	112,200	41,500	

~~Site C-2 Total 224,000 77,000~~
~~Exemptions 4,400 4,400~~
~~Taxable Total 219,600 72,600~~

SUMMARY: SITE C-2

ASSESSED VALUES: 1961

Total Assessed Value	$219,200	$75,200
Exemptions	4,400	4,400
Taxable Total	$214,800	$70,800

1961
TAX RECEIPTS

SITE C-2

BLOCK 241A WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
12	1596			Exempt
11	1595	$372.22		Paid
13	1597	1408.40		Paid
		$1780.62		

1961
TAX RECEIPTS

SITE C-2

BLOCK 243 WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
25	1642	$402.40		Paid
10	1625	100.60	$100.60	
17	1634	271.62		Paid
24	1641	754.50		Paid
19	1636	452.70		Paid
15	1632	503.00		Paid
9	1624	100.00		Paid
38	1612	352.10		Not Paid
21	1643	352.10		Paid
21	1638	120.72		Paid
20	1637	603.60		Paid
14	1631	503.00		Not Paid
18	1635	603.60		Paid
13	1630	382.28		Not Paid
16	1633	251.50		Paid
39	1613	452.70	$201.20	Paid
12	1628	362.16		Paid $340.16 Not Paid $22.00
12	1629	342.04		Paid $292.04 Not Paid$50.00
23	1640	321.92		Paid
22	1639	603.60	$201.20	Paid
11	1626	352.10		Paid
11	1627	352.10		Paid
		$8540.94	$503.00	

1961
TAX RECEIPTS

SITE C-2

BLOCK 244 WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
20	1168	$ 301.80		Paid
26	1126	653.90		Paid
26	1127	50.30		Paid
29	1131	553,30		Paid
32	1135	Exempt (City of Boston)		
32	1134	Exempt (City of Boston)		
25	1125	352.10		Paid
23	1171	704.20		Not Paid
36	1139	100.60		Not Paid
35	1138	100.60		Not Paid
24	1125	352.10		Not Paid
31	1133	382.28		Paid
19	1165	271.62		Paid
19	1166	251.50		Paid
19	1167	251.50		Paid
30	1132	100.60		Not Paid
30	1132-1	100.60		Not Paid
21	1169	1106.60		Paid
22	1170	402.40		Paid
34	1137	653.90		Not Paid
27	1128	472.82		Not Paid
28	1129	402.40		Paid
28	1130	402.40		Paid
33	1136	704.20		Paid

1961
TAX RECEIPTS

SITE C-2 (Cont.)

BLOCK 244 (Cont.) WARD 12 (Cont.)

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
36	1140	$ 100.60		Not Paid
16	1161	181.08		Not Paid
18	1164	Exempt (City of Boston		
8	1152	402.40		Not Paid
13	1158	342.04	$201.20	Paid
14	1159	110.66		Not Paid
11	1156	221.32		Not Paid
12	1157	503.00		Not Paid
10	1155	90.54		Not Paid
10	1154	90.54		Not Paid
9	1153	90.54		Not Paid
15	1160	90.54		Not Paid
17	1162	241.44		Paid
17	1163	150.90		Paid
		$11287.32	$201.20	

Summary: SITE C-2

Total Tax Bill: 1961	$21608.88
Abatements	704.20
Total Tax Receipts Due	$20904.68
Tax Receipts	$15128.66
Unpaid Balance	$ 5776.02
Percent of Total Tax Receipts Due	27.6

ESTIMATED TAX REVENUE
AFTER DEVELOPMENT

SITE C-2
(Charlame Park)

Estimated Annual Gross Income:

	Total No. Of Units	Occupied Units (7 percent Vacancy)	Rent Month	Rent Year	Annual Gross Income
Two Bedroom units	24	22	$ 88.	$1056.	$ 23,232
Three bedroom units	44	41	$ 98.	$1176.	$ 48,216
Four bedroom units	24	22	$109.	$1308.	$ 28,776
Total	92	85			$100,224

Estimated Tax Revenue Due:

Estimated tax equals 15 percent of annual gross income.
Thus, ($100,224) (.15) = $15,034
rounded to $15,000

Estimated Tax Receipts:

Estimated tax receipts equal tax revenue due multiplied by percent collected on prior year's levy. Thus, ($15,000) (94238) = $14,136, rounded to $14,100

ESTIMATED ASSESSMENT
AFTER DEVELOPMENT

SITE C-2

Estimated Assessment:

Estimated assessment equals:

$$\frac{\text{tax revenue due}}{\text{tax rate}} \times 1000$$

Thus, $\frac{\$15,000}{99.80} \times 1000 = \$150,301$, rounded to $150,000

BEFORE AND AFTER SUMMARY (1)

SITE C-2
(Charlame Park)

	Before	After	Net Change Absolute $	Net Change Percent %
Total Assessed Value	$219,200	$150,000	-$69,200	- 31.6
Exemptions (2)	$ 4,400	0	- $4,400	-100.0
Taxable Assessed Value	$214,800	$150,000	-$64,800	- 30.2
Total Tax Bill	$ 21,600	$ 15,000	- $6,600	- 30.6
Abatements (2)	$700	0	- $700	-100.0
Tax Renenue Due	$ 20,900	$ 15,000	- $5,900	- 28.2
Tax Delinquency	$5,800	$900	- $4,900	- 84.5
Tax Receipts	$ 15,100	$ 14,100	- $1,000	- 6.6
Delinquency as Percent of Tax Revenue Due	27.6	5.8	21.8	79.0

(1) Before and After figures have been rounded.

(2) Tax abatements and exemptions for the residents of the new development are an unknown quantity, to the extent that these are given, the "after" taxable assessed value and tax revenue due will be reduced.

SITE C-3

BLOCK 239B WARD 12

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Alexander, Jms.	4 Elbert St.	24	1949	4000	800	
Bay State Fed. Savings	10-12 Elbert St.	22	1947	4000	800	
Bay State Fed. Savings	22-24 Elbert St.	19	1944	5000	700	
Boston, City of	5 R Hazelwood St.	3	1969	1100	1100	Exempt
Bryant, John H.	46 Munroe St.	33	1963	5500	1000	
Catherwood, Louise	9 Hazelwood St.	5	1971	6300	3800	
Eaton Credit Union	18-20 Elbert St.	20	1945	5000	700	
Hines, Homer	38 Munroe St.	1	1967	6000	1400	
Johnson, David	42 Munroe St.	35	1965	5500	1000	
Johnson, Rev. Alvan	14-16 Elbert St.	21	1946	500	500	
Little, Willie	40 Munroe St.	36	1966	5500	1000	
Lopes, Augusto	5 Hazelwood St.	4	1970	5500	1900	
Martin, George	74 Humboldt Ave.	25*	1953	5000	1900	
Martin, George	76 Humboldt Ave.	25*	1952	5000	1800	
Martin, George	78 Humboldt Ave.	25*	1951	5000	800	
Martin, George	2 Elbert St.	25	1950	4500	700	
McKinney, Theodore	54 Munroe St.	29	1958	5800	1600	
McMillan, Daniel	6-8 Elbert St.	23	1948	4000	800	
Murray, Raymond O. Trust	64-64A Humboldt Ave.	28*	1957	8000	900	
Murray, Raymond O. Trust	66 Humboldt Ave.	28*	1956	7000	800	
Roberts, Jms.	48 Munroe St.	32	1962	4000	2000	
Robinson, Kate	70-72 Humboldt Ave.	26*	1954	11000	4000	

SITE C-3 (Contd)

BLOCK 239B (Contd) WARD 12 (Contd)

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Smith, Dorothy	50 Munroe St.	31	1961	5800	2600	
Somerville, Clarence	68 Humboldt Ave.	27*	1955	4800	800	
Sullivan, Miriam	3 Hazelwood St.	2	1968	6000	1200	
Taveres, Louis G.	52 Munroe St.	30	1959,1960	5500	2300	
"	Lt. 6 SW	30	1960	100	100	
Woodruff, Wilbert	44 Munroe St.	34	1964	5500	1000	
			BLOCK TOTAL	$14000	$38000	
			Exemptions	1100	1100	
			Taxable Assessment	$13900	$36900	

*Indicates street widening cuts off some or all of the area of the parcel.

Name	Address	Parcel No.	Deposit $	Interest Earned	Total Amount
Abdul, Hamidy	23 Jasmine Ln.	41	1241	1875	3116
Abdullah, Fatima El	156 Jasmine Ln.	156	1241	1875	3116
Abdullah, Ibrahim	4 Hazelnut Pl.	4	1178	1780	2958
Chavez, Lucia G.	17 Jasmine Ln.	17	1241	1875	3116
Chavez, Miguel	31 Jasmine Ln.	31	1241	1875	3116

*Publishing notice effective date not made as all of the laws of the county.

SITE C-3

BLOCK 240 WARD 12

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Albritton, Zebedee	84 Bower Street	33*	1055	2200	1800	
Booker, Curtis T.	92 Bower St.	31*	1053	6000	1600	
Boston, City of	38 Humboldt Ave.	27*	1049	1300	1300	Exempt
Boston, City of	40 Humboldt Ave.	27*	1048	1000	1000	Exempt
Boston, City of	42 Humboldt Ave.	27*	1047	500	500	Exempt
Boston, City of	44 Humboldt Ave.	27*	1046	1100	1100	Exempt
Boston, City of	46 Humboldt Ave.	27*	1045	1400	1400	Exempt
Boston, City of	48 Humboldt Ave.	27*	1043	4000	2300	Exempt
Boston, City of	1 Humboldt Ave. Ter.2	27	1044	3000	1500	Exempt
Cooke, Gabriel M.	51 Munroe St.	24	1039	5000	2600	
Howard, Eaton, Jr.	100 Bower St.	28*	1050	6000	800	
Jones, Thomas	74-76 Bower St.	36*	1057	5000	1700	
Kempton, Kenneth	78 R Bower St.	35*	1056-2	2000	800	
Livsey, Wilson	98 Bower St.	29*	1051	6000	1100	
McClure, Madie	47 Munroe St.	22	1037	5000	2400	
McCray, Jolly	57 Munroe St.	25	1040	6300	2600	
Merritt, Norma E.	96-94 Bower St.	30*	1052	6000	1600	
Real Estate Devel. Corp.	82 Bower St.	34*	1056	4000	800	
Real Estate Devel. Corp.	80-78 Bower St.	34*	1056-1	5000	800	
Robinson, Kate	50-56 Humboldt Ave.	26*	1042	7500	4000	
Robinson, Kate	60-58A Humboldt Ave.	26*	1041	15500	3500	
Weeks, John	88 Bower St.	32*	1054	5300	1800	
Wells, Simon	49 Munroe St.	23	1038	6500	2600	

Name	Address	Apt. No.	Assessment Parcel No.	Land	Total
Albertson, Nicholas	78 Baker Street	3A	7452	2854	6500
Bradley, Amelia T.	12 Lower Rd.	1C	0311	4200	12000
Carmona, Luis and	45 Brookdale Ave.	12A	1849	1250	4100
Dawson, Clay and	90 Brookdale Ave.	12B	1850	1250	4100
Dawson, Clay and	92 Brookdale Ave.	12C	1851	900	3800
Dreben, Clay and	94 Brookdale Ave.	12D	1852	1250	4100
Dawson, Clay and	96 Brookdale Ave.	12E	1853	1250	4100
Dawson, Clay and	98 Brookdale Ave.	12F	1854	1250	4100
Dawson, Clay and	1 Brookdale Ave. Unit 1	1A	1855	1250	4100
Doyle, Danny and	11 Second St.	3C	1918	1250	3800
Howard, Eaton, Jr.	200 Lower St.	12A	1919	1250	4100
Jones, Thomas	15-17 Main St.	2A	1920	1250	4100
Keepsun, Dominic	79 A Street St.	12A	1920-1	1250	4100
Kinney, William	89 Lower St.	2A	1921	1250	3800
Mathews, Wells	87 Bishop St.	2C	1922	1250	4100
Murray, Kelly	17 Lawson Ln.	1A	1946	1250	4100
Navarro, Anna M.	93-94 Lower St.	2A	1922	1250	4100
Owen, Thomas and Elenor.	83 Lower St.	2A	1923	1250	4100
Perry, Thomas Lloyd.	89-78 Lower St.	2A	1924-1	1250	4100
Robinson, Chris	3-11 Woodside Ave.	12A	1925	1250	4100
Robinson, Chris	5-7th Woodside Ave.	12C	1943	1250	4100
Rubio, Jose	81 Lower St.	2B	1926	1250	4100
Smith, Ryan	87 Second St.	1C	1928	1250	4100

SITE C-3 (Cont.)

BLOCK 240 (Cont.) WARD 12 (Cont.)

	1961 Assessed Value	
	Total	Land
BLOCK TOTAL	$105,600	$39,600
Exemptions	12,300	9,100
Taxable Assessment	$ 93,300	$30,500

*Indicates street widening cuts off some or all of the area of the parcel.

SUMMARY: SITE C-3

ASSESSED VALUES: 1961

	Total	Land
Total Assessed Value	$246,500	$77,600
Exemptions	13,400	10,200
Taxable Total	$233,100	$67,400

1961
TAX RECEIPTS

SITE C-3

BLOCK 239B WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
24	1949	$ 402.40	-	Paid
22	1947	402.40	-	Paid
19	1944	503.00	-	Paid
3	1969	Exempt	-	
33	1963	553.30	-	Paid
5	1971	633.78	-	Paid
20	1945	503.00	-	Not Paid
1	1967	603.60	-	Paid
35	1965	553.30	-	Paid
21	1946	50.30	-	Not Paid
36	1966	553.30	-	Paid
4	1970	553.30	-	Paid
25	1953	503.00	-	Paid
25	1952	503.00	-	Paid
25	1951	503.00	-	Paid
25	1950	452.70	-	Paid
29	1958	583.48	-	Paid
23	1948	402.40	-	Paid
28	1957	804.80	-	Paid
28	1956	704.20	-	Paid
32	1962	402.40	-	Paid
26	1954	1,106.60	-	Paid

24	1949	$	-	Paid
22	1947		-	Paid
19	1944		-	Paid
3	1928		-	
33	1953		-	Paid
5	1971		-	Paid
10	1943		-	Due Paid
1	1947		-	Paid
35	1953		-	Paid
11	1946		-	Due Paid
36	1946		-	Paid
6	1970		-	Paid
45	1953		-	Paid
15	1932		-	Paid
13	1931		-	Paid
14	1939		-	Paid
27	1972		-	Paid
41	1946		-	Paid
42	1937		-	Paid
12	1926		-	Paid
17	1952		-	Paid
16	1934		-	Paid

1961
TAX RECEIPTS

SITE C-3 (Cont'd.)

BLOCK 239B (Cont'd.) WARD 12 (Cont'd.)

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Dispositions
31	1961	$ 583.48	201.20	Paid
27	1955	482.88	-	Paid
2	1968	603.60	-	Paid
30	1959	553.30	-	Paid
34	1964	553.30	-	Paid
30	1960	10.06	-	Paid
		$14,063.88	$201.20	

1961
TAX RECEIPTS

SITE C-3

BLOCK 240 WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
33	1055	$ 221.32	-	Paid
31	1053	603.60	-	Paid
27	1049	Exempt		
27	1048	Exempt		
27	1047	Exempt		
27	1046	Exempt		
27	1045	Exempt		
27	1043	Exempt		
27	1044	Exempt		
24	1039	503.00	-	Paid
28	1050	603.60	$ 402.40	Paid
36	1057	503.00	-	Not Paid
35	1056-2	201.20	-	Not Paid
29	1051	603.60	-	Paid
22	1037	503.00	-	Paid
25	1040	633.78	-	Paid
30	1052	603.60	-	Paid
34	1056	402.40	-	Not Paid
34	1056-1	503.00	-	Not Paid
26	1042	754.50	-	Paid
26	1041	1,559.30	-	Paid
32	1054	533.18	-	Paid
23	1038	653.90	-	Paid
		$ 9,385.98	$402.40	

SUMMARY: SITE C-3

Total Tax Bill: 1961	$23,449.86
Abatements	603.60
Total Tax Receipts Due	$22,846.26
Tax Receipts	$20,683.36
Unpaid Balance	$ 2,162.90
Percent of Total Tax Receipts Due	9.5%

ESTIMATED TAX REVENUE
AFTER DEVELOPMENT

SITE C-3
(Marksdale Extension)

Estimated Annual Gross Income:

	Total No. Of Units	Occupied Units (7 percent Vacancy)	Rent Month	Rent Year	Annual Gross Income
Two bedroom units	42	39	$ 88	$1056	$41,184
Three bedroom units	28	26	98	1176	30,576
Four bedroom units	14	13	108	1296	16,848
Total	84	78			$88,608

Estimated Tax Revenue Due:

Estimated tax equals 15 percent of annual gross income.
Thus, ($88,608) (.15) = $13,291
rounded to $13,300

Estimated Tax Receipts:

Estimated tax receipts equal tax revenue due multiplied by percent collected on prior years' levy. Thus, ($13,300) (.94238) = ($12,534), rounded to $12,500

ESTIMATED ASSESSMENT
AFTER DEVELOPMENT

SITE C-3
(Marksdale Extension)

Estimated Assessment:

Estimated assessment equals:

$$\frac{\text{tax revenue due}}{\text{tax rate}} \times 1000$$

Thus, $\frac{\$13,300}{99.80} \times 1000 = \$133,267$, rounded to $133,300

BEFORE AND AFTER SUMMARY (1)

SITE C-3
(Markedale Extension)

	Before	After	Net Change Absolute $	Net Change Percent %
Total Assessed Value	$246,500	$133,300	-$113,200	- 45.9
Exemptions (2)	$13,400	0	- $13,400	-100.0
Taxable Assessed Value	$233,100	$133,300	- $99,800	- 42.8
Total Tax Bill	$23,400	$13,300	- $10,100	- 43.2
Abatements (2)	$600	0	- $600	-100.0
Tax Revenue Due	$22,800	$13,300	- $9,500	- 41.7
Tax Delinquency	$2,100	$800	- $1,300	- 61.9
Tax Receipts	$20,700	$12,500	- $8,200	- 39.6
Delinquency as Percent of Tax Revenue Due	9.5%	5.8%	-3.7	-38.9

(1) Before and After figures have been rounded.

(2) Tax Abatements and exemptions for the residents of the new development are an unknown quantity, to the extent that these are given, the "after" taxable assessed value and tax revenue due will be reduced.

SITE C-4

BLOCK 240A & 240 A2 WARD 12

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Boston, City of	Harold St.	45	1818	700	700	Exempt
Boyle, John H. & Son, Inc.	126 Bower St.	3	1823	7500	1900	
Boyle, John H. & Son, Inc.	10-12 Harold St.	8	1817	3600	1600	
Barnes, Albert	166 Walnut Ave.	29	1857	7500	2100	
James, Mabel	170 Walnut Ave.	27*	1855	7500	2100	
Jones, Thomas E.	8 Harold St.	2*	1859	5500	1600	
Potter, Abraham	122 Bower St.	4	1824	5500	900	
Robinson, Harry	120 Bower St.	5	1824-1	5500	1000	
Steele, Julian D. Trust	164 Walnut Ave.	1	1858	21000	3300	
Tines, Alfred	14-16 Harold St.	44*	1816	7000	1800	
Waldman, Lois R.	114-118 Bower St.	6*	1825	14000	2600	
Williams, Irene S.	130 Bower St.	2	1822	11000	1600	
Williams, Joseph	168 Walnut Ave.	28*	1856	7500	2100	
		Block Total		$103,800	$23,300	
		Exemptions		700	700	
		Taxable Total		$103,100	$22,600	

*Partially outside site boundary

SITE C-4

BLOCK 241 WARD 12

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Adams, Jacob	115 Bower St.	13	1877	4000	500	
Adams, Seth B.	29 Humboldt Ave.	5*	1890	4200	1200	
Birt, Louis	17-21 Humboldt Ave.	3*	1888	5000	2500	
Boston, City of	107 Bower St.	11	1873	1500	500	Exempt
Boston, City of	109 Bower St.	11	1874	1500	500	Exempt
Boston, City of	111 Bower St.	11	1875	1500	500	Exempt
Boston, City of	144 Walnut Ave.	17	1881	1000	1000	Exempt
Cardoza, Philip B.	11-15 Humboldt Ave.	2*	1887	5000	2700	
Columbus Ave. A.M.E. Church	142 Walnut Ave.	18	1882	4000	1300	Exempt
Daniels, Eddie L.	140 Walnut Ave.	19	1883	4000	1000	
Entzminger, Fred	113 Bower St.	12	1876	4000	600	
Golden, Harold J.	Humboldt N.W.	1*	1886	300	300	
Golden, Harold J.	134-136 Walnut Ave.	1*	1885	9000	4300	
Harriott, Erik	31 Humboldt Ave.	6*	1891	4200	1100	
Harriott, Erik	39-41 Humboldt Ave., 105 Bower St.	10*	1872	6300	1200	
Hill, Wm. G.	127-131 Bower St.	16	1880	1800	1800	
Jemmott, Donald	138 Walnut Ave.	20	1884	4200	1500	
Robinson, Frank	23-27 Humboldt Ave.	4*	1889	5000	2700	
Simmonds, Rebecca	35 Humboldt Ave.	8*	1893	5500	900	
Soso, Randolph M.	123-125 Bower St.	15	1879	5000	1600	
Watkins, Ethel R.	33 Humboldt Ave.	7*	1892	5500	900	
Wattley, Margaret	37 Humboldt Ave.	9*	1894	5500	700	
Webster, Albert C.	117 Bower St.	14	1878	4000	500	
			Block Total	$92,000	$29,800	
			Exemptions	9,500	3,800	
			Taxable Total	$82,500	$26,000	

SUMMARY: SITE C-4

ASSESSED VALUES: 1961

	Total	Land
Total Assessed Values	$195,800	$53,100
Exemptions	$10,200	$4,500
Taxable Total	$185,600	$48,600

1961
TAX RECEIPTS

SITE C-4

BLOCK 240A WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
45	1818	Exempt	-	
3	1823	$ 754.50	-	Paid
8	1817	362.16	-	Paid
29	1857	754.50	-	Paid
27	1855	754.50	-	Paid
2	1859	553.30	-	Paid
4	1824	553.30	-	Paid
5	1824-1	553.30	-	Not Paid
1	1858	2,112.60	-	Paid
44	1816	704.20	-	Paid
6	1825	1,408.40	-	Paid
2	1822	1,106.60	-	Paid
28	1856	754.50	201.20	Paid
		$10,371.86	$201.20	

1961
TAX RECEIPTS

SITE C-4

BLOCK 241 WARD 12

BRA Parcel No.	Assessor's Parcel.No.	1961 Property Tax	Abatements	Disposition
13	1877	$ 402.40	-	Paid
5	1890	422.52	-	Paid
3	1888	503.00	-	Paid
11	1873	Exempt		
11	1874	Exempt		
11	1875	Exempt		
17	1881	Exempt		
2	1887	503.00	-	Paid
18	1882	Exempt	-	
19	1883	402.40	-	Paid
12	1876	402.40	-	Not Paid
1	1886	30.18	-	Paid
1	1885	905.40	-	Paid
6	1891	422.52	-	Paid
10	1872	633.78	-	Paid
16	1880	181.08	-	Not Paid
20	1884	422.52	-	Paid
4	1889	503.00	-	Paid
8	1893	553.30	-	Not Paid
15	1879	503.00	-	Paid
7	1892	553.30	150.90	Not Paid
9	1894	553.30	201.20	Paid
14	1878	402.40	-	Not Paid
		$8,299.50	$352.10	

SUMMARY: SITE C-4

Total Tax Bill: 1961	$18,671.36
Abatements	553.30
Total Tax Receipts Due	$18,118.06
Tax Receipts	$15,472.28
Unpaid Balance	$ 2,645.78
Percent of Total Tax Receipts Due	14.6%

ESTIMATED ASSESSMENT
AFTER DEVELOPMENT

SITE C-4

Estimated Assessment:

Estimated assessment equals:

$$\frac{\text{tax revenue due}}{\text{tax rate}} \times 1000$$

Thus, $\frac{\$7,000}{99.80} \times 1000 = \$70,140$ rounded to $\$70,000$

ESTIMATED TAX REVENUE
AFTER DEVELOPMENT(1)

SITE C-4
(Charlame Park Extension)

Estimated Annual Gross Income:

	Total No. Of Units	Occupied Units (7 percent vacancy)	Rent Month	Rent Year	Annual Gross Income
Two bedroom units	11	10	$ 95	$1140	$11,400
Three bedroom units	18	17	105	1260	21,420
Four bedroom units	11	10	116	1392	13,920
Total	40	37			$46,740

Estimated Tax Revenue Due:

Estimated tax equals 15 percent of annual gross income. Thus, ($46,740) (.15) = $7,011; rounded to $7,000.

Estimated Tax Receipts:

Estimated tax receipts equal tax revenue due multiplied by percent collected on prior year's levy. Thus, ($7,000) (.94238) = $6597, rounded to $6,600.

(1) Based on latest information available (Feb. 1965).

BEFORE AND AFTER SUMMARY (1)

SITE C-4
(Charlame Park Extension)

	Before (1961	After	Net Change Absolute $	Net Change Percent %
Total Assessed Value	$195,800	$70,000	-$125,800	- 64.2
Exemptions(2)	$10,200	0	-$10,200	-100.0
Taxable Assessed Value	$185,600	$70,000	-$115,600	- 62.3
Total Tax Bill	$18,700	$7,000	-$11,700	- 62.6
Abatements(2)	$600	0	-$600	-100.0
Tax Revenue Due	$18,100	$7,000	-$11,100	- 61.3
Tax Delinquency	$2,600	$400	-$2,200	- 84.6
Tax Receipts	$15,500	$6,600	-$8,900	- 57.4
Delinquency as Percent of Tax Revenue Due	14.6%	5.8%	-8.8%	-60.3%

(1) Before and After figures have been rounded.

(2) Tax abatements and exemptions for the residents of the new development are an unknown quantity, to the extent that these are given, the "after" taxable assessed value and tax revenue due will be reduced.

1961
ASSESSED VALUES

SITE C-5A

BLOCK 172A WARD 9

Name	Address	BRA Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Alexion, Marie	117 Dale St.	17	3808	$ 5,300	$2,000	
Cavelius, Josephine M.	24 Washington St.	4	3818	2,300	900	
Chambers, George	119 Dale St.	18	3809	5,300	1,800	
Coogan, Mary E.	121 Dale St.	19	3810	6,000	1,700	
Coogan, Mary E.	Dale NE	19	3811	4,300	1,600	
Hrul, Peter	26 Ray St.	3	3817	2,200	700	
Moriartt, Archie	22 Ray St.	5	3819	3,500	900	
Mt. Auburn Realty Co. Inc.	30 Ray St.	2	3816	1,100	1,100	
Murphy, Daniel P.	2684-88 Wash. St.	22	3814	8,000	1,900	
Price, Collins	16 Ray Street	7	3822	700	700	
Price, Collins	14 Ray Street	7	3823	700	700	
Sigel, Harry	2698-6 Wash. St.	21	3813	10,000	5,300	
Teokes, Joe E.-Trust	8 Ray St.	9	3825	4,000	1,200	
Vena, Emelia	131R-137 Dale	20	3812	9,000	4,800	
Williams, Russell	20 Ray St.	6	3820	3,200	600	
Williams, Russell	18 Ray St.	6	3821	3,300	700	
Woolf, Abraham I.	12-10 Ray St.	8	3824	5,700	1,200	
Young, Gertrude E.	2680 Wash. St.	1	3815	4,100	3,800	
		Block Total		$78,700	$31,600	
		Exemptions		0	0	
		Taxable Total		$78,700	$31,600	

It is to be noted that the part of Ray St. extending to Regent St. is also included in Site C-5a.

1961
ASSESSED VALUES

SITE C-5a

BLOCK 172B WARD 9

Name	Address	BRA Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Boretti, Charles L.	23 Halbert	3	3831	4,500	1,200	
Guinan, Rose H.	27 "	5	3833	3,000	900	
Lheureux, Napoleon J.	15-17 "	1	3829	5,000	800	
McDermott, Bartholomew J.	25 Halbert	4	3832	4,000	1,500	
Moore, Carl L.	19-21 "	2	3830	4,500	800	
Nappi, Americo E.	9 Ray	10	3828-1	3,500	800	
			Block Total	$24,500	$6,000	
			Exemptions	0	0	
			Taxable Total	$24,500	$6,000	

1961
ASSESSED VALUES

SITE C-5a

BLOCK 172D WARD 9

Name	Address	BRA Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Autuori, Angelina	68 Circuit St.	6	3873	3,500	900	
Berberian, Misak	64-62 Circuit-24 Fenwick St.	8	3875	6,000	1,400	
Berry, Sydney	6 Cathedral St.	13	3881	2,400	400	
Bertino, Dionisia	2622 Wash. St.	36	3860	700	700	
Bohn, Andrew R.	2626 "	34	3858	1,600	800	
Bohnn, Chas. W.	2628 "	33	3857	1,500	700	
City of Boston	2592-2602 Washington St.	1	3866*	4,400	4,000	Exempt
City of Boston	66 Circuit St.	7	3874	1,000	1,000	Exempt
City of Boston	4 Cathedral St.	14	3882	400	400	Exempt
City of Boston	37-39 Ray St.	22	3839	300	300	Exempt
City of Boston	Washington	26	3845	No entry		
City of Boston	Washington St.	28	3847	No entry		
City of Boston	2644 Wash. St.	30	3851	1,000	1,000	Exempt
City of Boston	Washington Billboa	30	3852	900	700	Exempt
City of Boston	Washington	30	3853	700	700	Exempt
City of Boston	Washington	30	3854	1,400	1,200	Exempt
City of Boston	2630 Washington	32	3856	700	700	Exempt
City of Boston	2624 Wash. St.	35	3859	900	700	Exempt
City of Boston	2620 Wash. St.	37	3861	600	600	Exempt

*Portion of parcel taken for street widening.

[illegible]

[illegible]

[illegible]

Name	Address	Wks. Rental	Assessor's Parcel No.	Assessed Value Total	Assessed Value Land	Comment
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
City of Boston	[illegible] Washington St.	[illegible]	[illegible]	[illegible]	[illegible]	Exempt
City of Boston	[illegible] Clarendon St.	[illegible]	[illegible]	[illegible]	[illegible]	Exempt
City of Boston	[illegible] Cathedral St.	[illegible]	[illegible]	[illegible]	[illegible]	Exempt
City of Boston	[illegible] Bay St.	[illegible]	[illegible]	[illegible]	[illegible]	Exempt
City of Boston	Washington	[illegible]	[illegible]	No entry		
City of Boston	Washington St.	[illegible]	[illegible]	No entry		
City of Boston	[illegible] Park St.	[illegible]	[illegible]	[illegible]	[illegible]	Exempt
City of Boston	Washington Hillside	[illegible]	[illegible]	[illegible]	[illegible]	Exempt
City of Boston	Washington	[illegible]	[illegible]	[illegible]	[illegible]	Exempt
City of Boston	Washington	[illegible]	[illegible]	[illegible]	[illegible]	Exempt
City of Boston	[illegible] Washington	[illegible]	[illegible]	[illegible]	[illegible]	Exempt
City of Boston	[illegible] Park St.	[illegible]	[illegible]	[illegible]	[illegible]	Exempt
City of Boston	[illegible] Park St.	[illegible]	[illegible]	[illegible]	[illegible]	Exempt

*Portion of parcel taken for street widening.

1961
ASSESSED VALUES

SITE C-5a

BLOCK 172D (Cont'd.) WARD 9 (Cont'd.)

Name	Address	BRA Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
City of Boston	2618 Wash. St.	37	3862	600	600	Exempt
City of Boston	2616 Wash. St.	37	3863	500	500	Exempt
City of Boston	2614 Wash. St.	37	3864	500	500	Exempt
Corley, Katherine	2632 Wash. St.	31	3855	800	800	
Curley, Wm. T.	Wash. St.	27	3846	1,400	1,400	
Disalvo, Chas.	2672-2670 Wash. St.	23	3841	4,000	600	
Disalvo, Chas.	2668-2666 Wash. St.	23	3842	2,800	1,800	
Feccia, Maria D.	22 Fenwick St.	9	3876	3,000	1,100	
Fleming, Wm. A.	10-8 Fenwick St.	17	3885	4,200	1,700	
Fleming, Wm. A.	6-4 Fenwich St.	17	3886	4,000	2,000	
Gormley, Wm. J.	2660 Wash. St.	25	3844	3,700	1,200	
Hackett, George R.	70 Circuit St.	5	3872	2,500	900	
Hadge, Sadie N.	16-14 Hulbert St.	19	3836	5,700	1,000	
Leaston, Ulonzia	18 Fenwick St.	11	3878	4,500	1,400	
McMillan, Marie	2612-2610 Washington St.	38	3865	400	400	
McPherson, John M.	8 Cathedral St.	12	3880	2,400	400	
Murray, Mary Josphe.	2 Fenwick St.	18	3887	3,000	500	
Nelson, Gertrude L.	2664-2662 Washngtn. St.	24	3843	12,000	2,200	
Neustadt, Samuel	2648 Wash. St.	29	3848	5,000	1,000	

1961
ASSESSED VALUES

SITE C-5a

BLOCK 172D (Cont'd.) WARD 9 (Cont'd.)

Name	Address	BRA Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Neustadt, Samuel	2646½ Wash. St.	29	3849	5,000	1,000	
Neustadt, Samuel	2646 Wash. St.	29	3850	5,000	1,000	
Prendergast, Lawr.	76 Circuit St.	3	3870	3,000	1,400	
Pridgen, Nicholas M.	20 Fenwick St.	10	3877	4,500	1,400	
Robinson, Eliz. P.	16 Fenwick St.	15	3883	3,500	500	
Scott, Emilio T.	12 Hulbert St.	20	3837	2,100	600	
Smith, Fred. W.	82 Circuit St.	2	3867	2,200	300	
Smith, Fred. W.	80 Circuit St.	2	3868	1,200	400	
Smith, Fred. W.	78 Circuit St.	2	3869	1,200	400	
Tromara, Elias D.	74-72 Circuit St.	4	3871	4,700	1,700	
Watertown Fed. Svngs. & Loan Asso.	35R Ray St.	21	3838	1,000	300	
Weeks, Lois	14 Fenwick St.	16	3884	4,000	500	
			Block Total	$126,400	$45,700	
			Exemption	13,900	12,900	
			Total(Taxable)	$112,500	$32,800	

1941
Assessment Values

City of [illegible]

Wards 1250 (Cont'd.) Ward 2 (Cont'd.)

Name	Address	Area	Assessor's Record No.	Land	Assessed Value Improvements	Exempt
Shoreham's Chapel	Shell Pond, rd.	22	Lake	$ 400	$ 1,600	
Sweetman, Edward	Shell Pond, rd.	23	Barn	2,000	7,000	
Swedenborgian, Lucy.	24 Chestnut St.	3	Hall	1,000	4,000	
Talbot, Nicholas G.	25 Newark St.	42	Barn	2,000	4,000	
Tarbell, Ellen. T.	12 Vendig Ra.	14	Barn	1,200	3,200	300
Tracy, Phillip T.	12 Bellows rd.	30	Barn	2,000	7,100	600
Trust, Penn. T.	24 Clarendon St.	2	Shop	1,000	3,000	200
Tuttle, Mrs. T.	10 Clarendon St.	2	Barn	1,200	1,200	400
Tweed, Chas. T.	24 Bellevue St.	2	Shop	1,200	1,200	400
Tyrrell, Ellen D.	14-16 Chapel St.	4	Barn	2,000	4,200	1,200
Unitarian Soc.						
Temp. & Love Assn.	220 Bay St.	22	Barn	1,000	1,000	200
Upton, Lois	12 Newark St.	15	Hall	1,000		200
			Block Total	$[illegible]	$[illegible]	
			Exemption	[illegible]	12,000	
			Total(Taxable)	$[illegible]	$[illegible]	

SUMMARY
ASSESSMENT VALUES: 1961

SITE C-5a

	Total	Land
Total Assessment	$229,600	$83,300
Exemptions	13,900	12,900
Taxable Total	$215,700	$70,400

1961
TAX RECEIPTS

SITE C-5a

BLOCK 172a WARD 9

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
17	3808	$ 533.18	-	Not Paid
4	3818	231.38	-	Paid
18	3809	533.18	-	Paid
19	3810	603.60	-	Paid
19	3811	432.58	-	Paid
3	3817	221.32	-	Paid
5	3819	352.10	-	Paid
2	3816	110.66	-	Not Paid
22	3814	804.80	-	Not Paid
7	3822	70.42	-	Not Paid
7	3823	70.42	-	Not Paid
21	3813	1,006.00	- -	Paid
9	3825	402.40	$201.20	Paid
20	3812	905.40	-	Paid
6	3820	321.92	-	Paid
6	3821	331.98	-	Paid
8	3824	573.42	-	Not Paid
1	3815	412.46	-	Not Paid
		$7,917.22	$201.20	

1961
TAX RECEIPTS

SITE C-5a

BLOCK 172b WARD 9

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
3	3831	$ 452.70	-	Paid
5	3833	301.80	-	Not Paid
1	3829	503.00	-	Not Paid
4	3832	402.40	-	Paid
2	3830	452.70	-	Paid
10	3828-1	352.10	-	Paid
		$2,464.70	-	

1961
TAX RECEIPTS

SITE C-5a

BLOCK 172d WARD 9

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
6	3873	$ 352.10	-	Paid
8	3875	603.60	$301.80	Paid
13	3881	241.44	-	Not Paid
36	3860	70.42	-	Not Paid
34	3858	160.96	-	Paid
33	3857	150.90	-	Paid
1	3866	Exempt		
7	3874	Exempt		
14	3882	Exempt		
22	3839	Exempt		
26	3845	Exempt		
28	3847	Exempt		
30	3851	Exempt		
30	3852	Exempt		
30	3853	Exempt		
30	3854	Exempt		
32	3856	Exempt		
35	3859	Exempt		
37	3861	Exempt		
37	3862	Exempt		
37	3863	Exempt		
37	3864	Exempt		

1961
TAX RECEIPTS

SITE C-5a

BLOCK 172d(Cont'd) WARD 9 (Cont'd)

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
31	3855	$ 80.48	-	Not Paid
27	3846	140.84	-	Paid
23	3841	402.40	-	Paid
23	3842	281.68	-	Paid
9	3876	301.80	-	Not Paid
17	3885	422.52	-	Not Paid
17	3886	402.40	-	Not Paid
25	3844	372.22	-	270.00 pd. 102.22 nt. pd.
5	3872	251.50	-	Not Paid
19	3836	573.42	-	Paid
11	3878	452.70	-	Paid
38	3865	40.24	-	Paid
12	3880	241.44	-	Paid
18	3887	301.80	$201.20	Not Paid
24	3843	1,207.20	-	Paid
29	3848	503.00	-	Not Paid
29	3849	503.00	-	Not Paid
29	3850	503.00	-	Not Paid
3	3870	301.80	-	Not Paid
10	3877	452.70	-	Paid
15	3883	352.10	-	Paid
20	3837	211.26	-	Paid

31	7842	$ 32.47	-	100 Field
17	1034	116.84	-	Field
29	3561	427.40	-	Field
23	3542	241.68	-	Field
9	3774	340.82	-	Not Paid
17	3861	122.41	-	Job Paid
17	3144	112.40	-	Job Paid
27	3464	273.23	-	270.00 Pd. 128.22 Re. Pd.
3	3812	204.30	-	Due Paid
10	7748	479.61	-	Paid
11	3979	462.71	-	Paid
33	3815	76.34	-	Paid
12	3307	844.44	-	Paid
18	3847	202.81	9201.29	Due Paid
24	1841	8,287.20	-	Paid
27	7944	213.40	-	Due Paid
29	3344	279.00	-	Due Paid
37	1920	243.00	-	Due Paid
2	3407	203.80	-	Due Paid
10	3277	148.30	-	Paid
13	3845	278.10	-	Paid

1961
TAX RECEIPTS

SITE C-5a

BLOCK 172d (Cont'd) WARD 9 (Cont'd)

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
3	3867	$ 221.32	-	Paid
2	3868	120.72	-	Paid
2	3869	120.72	-	Paid
4	3871	472.82	-	Paid
21	3838	100.60	-	Not Paid
16	3884	402.40	-	Not Paid
		$11,317.50	$503.00	

SUMMARY
TAX RECEIPTS: 1961

SITE C-5a

Total Tax Bill	$21,699.42
Abatements	$704.20
Total Tax Receipts Due	$20,995.22
Tax Receipts	$13,327.88
Unpaid Balance	$7,667.34
Percent of Total Receipts Due	36.5%

ESTIMATED TAX REVENUE
AFTER DEVELOPMENT (1)

SITE C-5a

Estimated Annual Gross Income:

	Total No. of Units	Occupied Units (7 Percent Vacancy)	Rent Month	Rent Year	Annual Gross Income
Two Bedroom units	45	42	$ 95	$1140	$ 47,880
Three bedroom units	45	42	$ 105	$1260	$ 52,920
Four bedroom units	35	33	$ 115	$1380	$ 45,540
Total	125				$146,340

Estimated Tax Revenue Due:

Estimated tax equals 15 percent of annual gross income. Thus, ($146,340) (.15) = $21,951, rounded to $22,000.

Estimated Tax Receipts:

Estimated tax receipts equal tax revenue due multiplied by percent collected on prior years' levy. Thus, ($22,000) (.94238) = $20,732, rounded to $20,700.

(1) This entire computation is an estimate since no discussions have been held with any developers.

Employees' Annual Income Taxes:

	Total No. of Units	Computed Units (1 Income Unit=1)	Rate	Exemption	Annual Income
One dependent only	56	56	3 1/2	$1,000	$ 47,600
Three dependents only	43	43	3 Aug	$1800	$ 53,900
Four dependents only	28	28	3 1/2	$2000	$ 42,000
Total	127				$143,500

Estimated Tax Savings Due:

Estimated tax credit is reasonable at current price levels.
Thus, ($500,000) (.01) = $51,321, rounded to $54,000.

Conclusion Tax Savings:

Estimated tax savings total for removing the multiplier by personal collateral on public deposit loans. Thus, ($51,321) ($143,500) = $54,120, rounded to $100,000.

(1)This entire computation is an estimate since no discussions have been held with any lenders.

ESTIMATED ASSESSMENT
AFTER DEVELOPMENT

SITE C-5a

Estimated Assessment:

Estimated Assessment equals:

$$\frac{\text{tax revenue due}}{\text{tax rate}} \times 1000$$

Thus, $\frac{\$22,000}{99.80} \times 1000 = \$220,440$

rounded to $220,400.

BEFORE AND AFTER SUMMARY[1]

SITE C-5A

	Before $	After	Net Charge Absolute $	Net Charge Percent %
Total Assessed Value	229,600	220,400	- 9,200	- 4.0
Exemptions	13,900[2]	0	-13,900	-100.0
Taxable Assessed Value	215,700	220,400	+ 4,700	+ 2.2
Total Tax Bill	21,699	21,995	+ 296	+ 1.4
Abatements	704[2]	0	- 704	-100.0
Tax Revenue Due	20,995	21,995	+ 296	+ 1.4
Tax Delinquency	7,667	1,300	- 6,367	- 83.0
Tax Receipts	13,328	20,695	+ 7,367	+ 1.4
Delinquency as Percent of Tax Revenue Due	36.5%	5.8	-30.7	- 84.1

[1] Figures have been rounded.

[2] Tax abatements and exemptions for the residents of the new development are an unknown quantity; to the extent that these are given, the "after" taxable assessed value and tax revenue due will be reduced.

[illegible]

1961
ASSESSED VALUES

SITE C-5b

BLOCK 139 WARD 12

Name	Address	BRA Parcel	Parcel No.	1961 Assessed Value Total	Land	Comment
Beckair, Ruby A.	87 Circuit	51	1427	2,700	2,200	
City of Boston	Circuit N.E.	42	1416	500	500	Exempt
City of Boston	Alpine	12	1454	900	900	Exempt
City of Boston	Alpine NW	12	1455	500	500	Exempt
City of Boston	NES Circuit Ter.	12	1423	200	200	Exempt
City of Boston	NES Cir. Terr.	12	1425	200	200	Exempt
Campbell, Muriel H.	57-57½-57A Cir.	41	1415	5,000	1,400	
Coughlin, Wm. G.	4 Circuit Terr.	49	1424	1,300	300	
Davis, James F.	SE Cor. Cir. Ter.	47	1421	8,000	500	
Kelly, Wm. D. H.	8 Regent Court	29	1400	2,300	1,200	
Madden, Wm. J.	61-61½ Cir. N.E.	43	1417	3,800	1,700	
Morrison, Ralph O.	35-39 Alpine	13	1456	4,500	700	
Murphy, Mary F. & Thomas L.	Circuit Terr.	50	1426	200	200	
Peloquin, Irene	6 Cir. Terr.	48	1422	1,200	200	
Paulicks, Frank S.BE Paulicks, Julia A.BE	71-77 Cir. Ter.	46	1420	9,000	1,100	
Prendergast, Lawrence	63-63½-65 Cir.Tr.	44	1418	5,000	1,300	
Prendergast, Agnes L.	69-69A Cir. Terr.	45	1419	2,800	1,800	
			Block Total	$48,100	$14,900	
			Exemptions	2,300	2,300	
			Total (Taxable)	$45,800	$12,600	

[illegible]

[illegible]

[illegible]

[illegible] WARD [illegible]

Name	Address	[illegible] District	Precinct No.	1941 Assessed Value Total	1941 Assessed Value Land	Comment
[illegible], [illegible] A.	[illegible] Circuit	[illegible]	[illegible]	[illegible]	[illegible]	
City of Boston	[illegible] N.E.	[illegible]	[illegible]	[illegible]	[illegible]	Exempt
City of Boston	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	Exempt
City of Boston	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	Exempt
City of Boston	[illegible] Circuit Ave.	[illegible]	[illegible]	[illegible]	[illegible]	Exempt
City of Boston	[illegible] Cir. Terr.	[illegible]	[illegible]	[illegible]	[illegible]	Exempt
[illegible], [illegible] S.	[illegible] Cir.	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible], [illegible] C.	[illegible] Terr.	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible], [illegible] F.	[illegible] Cir. Tar.	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible], [illegible] E.	[illegible] Court	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible], [illegible] J.	[illegible] Cir. N.E.	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible], [illegible] G.	[illegible] Alpine	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible], [illegible] & Thomas L.	Circuit Terr.	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible], [illegible]	[illegible] Cir. Terr.	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible], [illegible] [illegible], [illegible]	[illegible] Cir. Ter.	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible], [illegible]	[illegible] Cir. Ter.	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible], [illegible]	[illegible] Cir. Terr.	[illegible]	[illegible]	[illegible]	[illegible]	
			Grand Total	[illegible]	[illegible]	
			Exemptions	[illegible]	[illegible]	
			Total (Taxable)	[illegible]	[illegible]	

SUMMARY
ASSESSED VALUES: 1961

SITE C-5b

	Total	Land
Total Assessed Value	$48,100	$14,900
Exemptions	2,300	2,300
Taxable Total	$45,800	$12,600

1961
TAX RECEIPTS

SITE C-5b

BLOCK 139 WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
51	1427	$ 271.62	-	Paid
42	1416	Exempt		
12	1454	Exempt		
12	1455	Exempt		
12	1423	Exempt		
12	1425	Exempt		
41	1415	503.00	-	Paid
49	1424	130.78	-	Paid
47	1421	804.80	-	Paid
29	1400	231.38	-	Paid
43	1417	382.28	-	Paid
13	1456	452.70	-	Not Paid
50	1426	20.12	-	Not Paid
46	1420	905.40	-	Paid
48	1422	120.72	-	Paid
45	1419	281.68	-	Not Paid
44	1418	503.00	-	Not Paid
		$4,604.48	-	

01	1427	$ 971.32	-	Paid
02	1414	[illegible]		
03	1434	[illegible]		
04	1422	[illegible]		
05	1425	[illegible]		
06	1417	[illegible]		
07	1419	[illegible]	-	Paid
08	1428	230.17	-	Paid
09	1431	914.80	-	Paid
10	1400	271.36	-	Paid
11	1411	108.19	-	Paid
12	1426	412.70	-	Due Paid
13	1424	42.12	-	Due Paid
14	1420	702.43	-	Paid
15	1432	120.75	-	Paid
16	1419	291.04	-	Due Paid
17	1423	327.00	-	Due Paid
		14,074.42	-	

SUMMARY
TAX RECEIPTS: 1961

SITE C-5b

Total Tax Bill	$4,604.48
Abatements	0
Total Tax Receipts Due	$4,604.48
Tax Receipts	$3,346.98
Unpaid Balance	$1,257.50
Percentage of Total Tax Receipts Due	27.3%

ESTIMATED TAX REVENUE
AFTER DEVELOPMENT (1)

SITE C-5B

Estimated Annual Gross Income:

	Total No. of Units	Occupied Units (7 Percent Vacancy)	Rent Month	Rent Year	Annual Gross Income
Two bedroom units	25	23	$ 95	$1140	$ 26,220
Three bedroom units	25	23	$ 105	$1260	$ 28,980
Four bedroom units	10	9	$ 115	$1380	$ 12,420
Total	60				$ 67,620

Estimated Tax Revenue Due:

Estimated tax equals 15 percent of annual gross income. Thus, ($67,620) (.15) = $10,143, rounded to $10,100.

Estimated Tax Receipts:

Estimated tax receipts equal tax revenue due multiplied by percent collected on prior years' levy. Thus, ($10,100) (.94238) = $9,518, rounded to $9,500.

(1) This entire computation is an estimate since no discussions have been held with any developers.

ESTIMATED ASSESSMENT
AFTER DEVELOPMENT

SITE C-5B

Estimated Assessment:

Estimated Assessment equals:

$$\frac{\text{tax revenue due}}{\text{tax rate}} \times 1000$$

Thus, $\frac{\$10,100}{99.80} \times 1000 = \$101,200$

rounded to $\underline{\$101,200}$.

BEFORE AND AFTER SUMMARY(1)

SITE C-5B

	Before $	After	Net Charge Absolute $	Net Charge Percent %
Total Assessed Value	$48,100	$101,200	+53,100	+110.0
Exemptions	2,300(2)	0	- 2,300	-100.0
Taxable Assessed Value	45,800	101,200	+55,400	+120.0
Total Tax Bill	4,604	10,100	+ 5,496	+119.3
Abatements	0(2)	0	0	0
Tax Revenue Due	4,604	10,100	+ 5,496	+119.3
Tax Delinquency	1,257	600	- 657	- 52.3
Tax Receipts	3,347	9,500	+ 6,153	+183.8
Delinquency as Percent of Tax Revenue Due	27.3%	5.8%	-21.5%	- 78.8%

(1) Before and after figures have been rounded.

(2) Tax abatememts and exemptions for the residents of the new development are an unknown quantity; to the extent that these are given, the "after" taxable assessed value and tax revenue due will be reduced.

1961
ASSESSED VALUES

SITE D

BLOCK 228 WARD 11

Name	Address	BHA Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Dahl, Henry D.	25-25A Walnut Park	19	1600	9,300	6,300	
Falcone, Vincent J.	1990 Columbus Av	13	1632	2,700	2,700	
Falcone, Vincent J.	1984 Columbus Av	14	1633	14,500	3,000	
Falcone, Vincent J.	Dahl Pl. E. Lot 3B	14	1634	400	400	
Falcone, Vincent J.	Dahl Pl. E. Lot 3A	14	1635	400	400	
Falcone, Vincent J.	Dahl Pl. S.E.S. Lot 6 & Lot A	14	1636	800	700	
Humble Oil & Refining Co.	2024-2026A Columbus Ave.	6	1626	33,200	23,200	
Johnson, Ernst *	17-19 Walnt. Pk SWS	18	1608*	5,200	2,000	
Kelley, John E.	Ashworth Park E	9	1629	1,300	800	
Krupp, Philip	1996 Columbus Av	12	1631	8,800	3,000	
Ladoulis, Etta T.	Lt. 8 Walnt. Pk SWS	20	1609-1	1,800	1,800	
MacMaster, Ida M.	2012 Columbus Av	7	1627	5,300	3,500	
Newton, Andrew E.	10 Ashworth Pk E	10	1630-1	4,200	800	
Rockwell, Wm. H.	6-8 Ashworth Pk	11	1630	3,200	700	
Sun Oil Co. H.J.	2002-2004 Columbus Ave.	8	1628	17,000	9,000	
			Block Total	$108,100	$58,300	
			Exemptions	0	0	
			Taxable Total	$108,100	$58,300	

* Portion of parcel overlaps into G-5.

SUMMARY
ASSESSED VALUES: 1961

WARD D

	Total	Land
Total Assessed Value	$108,100	$
Exemptions	0	0
Taxable Assessed Value	$108,100	$

1961

TAX RECEIPTS

SITE D

BLOCK 228 WARD 11

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
19	1609	$ 935.58	-	Paid
13	1632	271.62	-	Paid
14	1633	1,4[illegible].70	-	Paid
14	1634	40.24	-	Paid
14	1635	40.24	-	Paid
14	1636	80.48	-	Paid
6	1626	3,3[illegible].92	-	Paid
18	1608	523.12	-	Paid
9	1629	130.78	-	Paid
12	1631	[illegible].28	-	Paid
20	1609-1	1[illegible].06	-	Paid
7	1627	5[illegible].18	$201.20	Paid
10	1630-1	4[illegible].52	-	Paid
11	1630	321.92	-	Paid
8	1628	1,710.20	-	Paid
		$10,[illegible]74.86	$201.20	

SUMMARY
TAX RECEIPTS: 1961

SITE D

Total Tax Bill: 1961	$10,874.86
Abatements	$201.20
Total Tax Receipts	$10,673.66
Tax Receipts	$10,673.66
Unpaid Balance	0
Percent of Total Tax Receipts Due	0%

SUMMARY
TAX RECEIPTS: 1961

EXHIBIT D

Total Tax Bill: 1961	$10,874.86
Abatements	$201.20
Total Tax Receipts	$10,673.66
Tax Receipts	$10,673.66
Unpaid Balance	0
Percent of Total Tax Receipts Due	0%

ESTIMATED TAX REVENUE AFTER DEVELOPMENT (1)

SITE D
(Boston Housing Authority)

Estimated Annual Gross Income from Shelter Rent:

Total No. of Units	Occupied Units (0 Percent Vacancy)	Shelter Rent Month	Shelter Rent Year	Annual Gross Income
120	120	$35	$420	$50,400

Estimated Payment in Liew of Taxes:

Payment is equal to 10 percent of annual gross income from shelter rent. Thus,($50,400) (.10) = $5,040; rounded to $5,000.

ESTIMATED ASSESSMENT AFTER DEVELOPMENT

It is assumed for purposes of this report that the assessed value of these public housing facilities will be equal to the payment in lieu of taxes ($5,000) divided by current tax rate ($99.80). The derived estimate equals $50,100.

(1) The plan calls for the construction of 120 units of federally-assisted housing for the elderly on this site. The FHA will reimburse the city with a payment in lieu of taxes.

(2) Shelter rent excludes the cost of utilities.

Estimated annual income from Quality Cab:

Total No. of Units	Operating Units (2 Percent Vacancy)	Daytime Rate (each)	Annual Income
125	120	$70	$420,000

Estimated payment in lieu of Taxes

Payment is equal to 75 percent of annual gross income from Quality Cab. Thus, ($420,000) (.75) = $315,000; rounded to $315,000.

(1) The plan calls for the construction of 200 units of dwelling-associated housing for the elderly on this site. The EIA will incorporate the site & payment in lieu of taxes.

(2) Whichever rent multiplies the more of six-times.

BEFORE AND AFTER SUMMARY[1]

SITE D
(Boston Housing Authority)

	Before	After	Net Change Absolute $	Net Change Percent %
Total Assessed Value	$108,100	50,100	-58,000	-53.7
Exemptions	0	50,100	+50,100	+100.0
Taxable Assessed Value	$108,100	0	-108,100	-100.0
Total Tax Bill[2]	$ 10,875	$ 5,000	-$5,875	- 54.0
Abatements	$ 201	0	- 201	-100.0
Tax Revenue Due[2]	$ 10,674	$ 5,000	-$5,674	- 53.2
Tax Delinquency	0	0	0	0
Tax Receipts[2]	$ 10,674	$ 5,000	-$5,674	- 53.2
Delinquency as Percent of Tax Revenue Due	0	0	0	0

(1) Figures have been rounded.

(2) "After" development tax bill, tax revenue due, and tax receipts represent the payment in lieu of taxes which will be made to the city.

1961
ASSESSED VALUES

SITE D-1

BLOCK 244 WARD 12

Name	Address	Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Canole, James	2 Ottawa	38	1143	1000	1000	
Diamond, Irene	35 Bower	6	1149	4300	800	
Ezrin, Joseph	53-55 Sherman St.	1	1144	5500	1000	
Fuller, Little J.	37 Bower	7	1150	4500	1200	
Fuller, Little J.	39 Bower	7	1151	3300	900	
Lewis, Johnny E.	4 Ottawa	37	1142	1000	1000	
Robinson, Emma M.	61 Sherman Street	4	1147	2200	700	
Russell, Joseph	6 Ottawa	36	1140	1000	1000	
South Cove Asso. Inc.	33 Bower	5	1148	4800	1000	
Stollow, Maurice	57 Sherman St.	2	1145	3000	800	
Winbush, Dorothy A.	59 Sherman St.	3	1146	3000	800	
			Block Total	$33,600	$10,200	
			Exemptions	0	0	
			Taxable Total	$33,600	$10,200	

SUMMARY
ASSESSED VALUE: 1961

SITE D-1

	Total	Land
Total Assessed Values	$33,600	$10,200
Exemptions	0	0
Taxable Assessed Values	$33,600	$10,200

1961
TAX RECEIPTS

SITE D-1

BLOCK 244 WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
38	1143	$ 100.60	-	Not Paid
6	1149	432.58	-	Not Paid
1	1144	553.30	-	Paid
7	1150	452.70	-	Paid
7	1151	331.98	-	Paid
37	1142	100.60	-	Not Paid
4	1147	221.32	$201.20	Paid
36	1140	100.60	-	Not Paid
5	1148	482.88	-	Not Paid
2	1145	301.80	-	Paid
3	1146	301.80	-	Paid
		$3,380.16	$201.20	

SUMMARY: SITE D-1

Total Tax Bill: 1961	$3,380.16
Abatements	$ 201.20
Total Tax Receipts Due	$3,178.96
Tax Receipts	$1,961.70
Unpaid Balance	$1,217.26
Percent of Total Tax Receipts Due	38.3%

ESTIMATED TAX REVENUE
AFTER DEVELOPMENT(1)

SITE D-1
(Boston Housing Authority)

Estimated Annual Gross Income From Shelter Rent(2)

Total No. Of Units	Occupied Units (0 Percent Vacancy)	Shelter Rent Month	Shelter Rent Year	Annual Gross Income
90	90	$35	$420	$37,800

Estimated Payment in Lieu of Taxes:

Payment is equal to 10 percent of annual gross income from shelter rent.

Thus, ($37,800) (.10) = $3780, rounded to $3800.

ESTIMATED ASSESSMENT
AFTER DEVELOPMENT

It is assumed for purposes of this report that the assessed value of these public housing facilities will be equal to the payment in lieu of taxes ($3,800) divided by current tax rate (99.80). The derived estimate equals $38,100.

(1)
The plan calls for the construction of 90 units of federally assisted housing for the elderly on this site. The BHA will reimburse the city with a payment in lieu of taxes.

(2)
Shelter rent excludes cost of utilities.

(1)

BEFORE AND AFTER SUMMARY

SITE D-1
(Boston Housing Authority)

	Before	After	Net Charge Absolute $	Net Charge Percent %
Total Assessed Value	$33,600	$38,100	+4500	+13.3
Exemptions	0	$38,100	+38,100	+100.0
Taxable Assessed Value	$33,600	0	-33,600	-100.0
Total Tax Bill(2)	$3,400	$3,800	400.	11.8
Abatements	$200	0	-200.	-100.0
Tax Revenue Due(2)	$3,200	$3,800	600.	18.8
Tax Delinquency	$1,200	0	-1200.	-100.0
Tax Receipts(2)	$2,000	$3,800	1800.	90.0
Delinquency as Percent of Tax Revenue Due	38.3%	0%	-38.3%	-100.0%

(1) Figures have been rounded.

(2) 'After' development tax bill, tax revenue due, and tax receipts represent the payment in lieu of taxes which will be made to the city.

1961 ASSESSED VALUES
SITE E

BLOCK 180 WARD 11

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Notre Dame Academy	2893 Washington St.	3	915	384700	179000	Exempt

ESTIMATED ASSESSMENT
AFTER DEVELOPMENT

SITE E-1
(Academy Homes)

Estimated Assessment:

Estimated assessment equals:

$$\frac{\text{tax revenue due}}{\text{tax rate}} \times 1000$$

Thus, $\frac{\$33,700}{99.80} \times 1000 = \$337,675$, rounded to $\underline{\$337,700}$.

SUMMARY OF "AFTER" VALUES

SITE E-1

Total Assessed Value	$337,700
Exemptions	0
Taxable Assessed Value	$337,700
Total Tax Bill	$ 33,700
Abatements	0
Tax Revenue Due	$ 33,700
Tax Delinquency	1,900
Tax Receipts	$ 31,800
Delinquency as Percent of Tax Revenue Due	5.8%

ESTIMATED ASSESSMENT AFTER DEVELOPMENT

SITE E-2

Estimated Assessment:

Estimated assessment equals:

$$\frac{\text{tax revenue due}}{\text{tax rate}} \times 1000$$

Thus, $\frac{\$55,100}{99.80} \times 1000 = \$552,104$

rounded to $552,100.

SUMMARY OF "AFTER" VALUES

SITE E-2

Total Assessed Value	$552,100
Exemptions	0
Taxable Assessed Value	$552,100
Total Tax Bill	$55,100
Abatements	0
Tax Revenue Due	$55,100
Tax Delinquency	$3,200
Tax Receipts	$51,900
Delinquency as Percent of Tax Revenue Due	5.8%

ESTIMATED TAX REVENUE
AFTER DEVELOPMENT

SITE E-1
(Academy Homes)

Estimated Annual Gross Income:

	Total No. Of Units	Occupied Units (7 Percent Vacancy)	Rent Month	Rent Year	Annual Gross Income
One bedroom units	23	21	$ 70	$ 840	$$ 17,640
Two bedroom units	38	35	85	1020	35,700
Three bedroom units	76	71	100	1200	85,200
Three bedroom units (2 bath)	8	7	105	1260	8,820
Four bedroom units	26	24	115	1380	33,120
Four bedroom units (1½ bath)	15	14	120	1440	20,160
Five bedroom units	16	15	135	1620	24,300
Total	202	187			$224,940

Estimated Tax Revenue Due:

Estimated Tax equals 15 percent of annual gross income. Thus, ($224,940) (.15) = $33,741, rounded to $33,700.

Estimated Tax Receipts:

Estimated tax receipts equal tax revenue due multiplied by percent collected in prior years levy. Thus, ($33,700) (.94238) = $31,758, rounded to $31,800.

ESTIMATED TAX REVENUE
AFTER DEVELOPMENT

SITE E-2
(Estimate based on latest available information)

Estimated Annual Gross Income:

	Total No. Of Units	Occupied Units (7 Percent Vacancy)	Rent Month	Rent Year	Annual Gross Income
One bedroom units	34	32	$ 80	$ 960	$ 30,720
Two bedroom units	59	55	95	1140	62,700
Three bedroom units	119	111	110	1320	146,520
Four bedroom units	70	65	125	1500	97,500
Five bedroom units	18	17	145	1740	29,580
Total	300	280			$367,020

Estimated Tax Revenue Due:

Estimated tax equals 15 percent of annual gross income. Thus, ($367,020) (.15) = $55,053; rounded to $55,100.

Estimated Tax Receipts:

Estimated tax receipts equal tax revenue due multiplied by percent collected in prior years levy. Thus, ($55,100) (.94238) = $51,925, rounded to $51,900.

BEFORE AND AFTER SUMMARY

SITE E(1)
(Development Sites E-1 and E-2 combined)

	Before	After	Net Change Absolute $	Net Change Percent %
Total Assessed Value	$384,700	$889,800	$505,100	131.3
Exemptions (2)	$384,700	0	-$384,700	-100.0
Taxable Assessed Value	0	$889,800	$889,800	infinite
Total Tax Bill	0	$88,800	$88,800	infinite
Abatements	0	0	0	0
Tax Revenue Due	0	$88,800	$88,800	infinite
Tax Delinquency	0	$5,100	$5,100	infinite
Tax Receipts	0	$83,700	$83,700	infinite
Delinquency as Percent of Tax Revenue Due	-	5.8%	5.8%	

(1)
Before and After figures have been rounded.

(2)
Tax abatements and exemptions for the residents of the new development are an unknown quantity, to the extent that these are given, the "after" taxable assessed value and tax revenue due will be reduced.

1961
ASSESSED VALUES

SITE F-1A

BLOCK 242 WARD 12

Name	Address	Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Ballard, James	37 Sherman Street	5	1658	3200	1100	
Belcher, Marion L.	9 Catawba	6	1659	2500	1400	
City of Boston	33 Sherman Street	3	1656	2700	900	Exempt
Murphy, Austen	35 Sherman Street	4	1657	2700	1000	
Pacino, Pasquale Jr.	31 Sherman Street	2	1655	2600	800	
		Block Total		$13,700	$5,200	
		Exemptions		2,700	900	
		Taxable Total		$11,000	$4,300	

SITE F-1A

BLOCK 243 WARD 12

Eday, Mary C.	4 Catawba-39 Sherman	1	1615	3300	1300	
Foreman, Eugene A.	5 Jewell Place	8	1623	1100	300	
Glass Realty Co.	1-3 Ottawa ECor. Jewell	6	1620	4300	1300	
Golden, Barnet J.	6 Jewell Place	7	1622	1000	300	
Golden, Barnet J.	7 Jewell Place	7	1621	1000	300	
Herndon, Opdelia	49-51 Sherman Street	5	1619	3700	1700	
Joseph, Donald	6 Catawba	40	1614	2700	1400	
Phillips, Lewis	47 Sherman St.	4	1618	2700	900	
Rogan, Lena	48 Sherman St.	3	1617	3000	1400	
Wesson, John E.	41-43 Sherman St.	2	1616	3000	1200	
		Block Total		$26,300	$10,100	
		Exemptions		-	-	
		Taxable Total		$26,300	$10,100	

1961
ASSESSED VALUES

SITE F-1A

BLOCK 245 WARD 12

Name	Address	Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Aghajanian, George	373-5 Warren	1	1117	10,000	3500	
Berman, William N.	19-21 Bower	6	1124	2000	1000	
Boston, City of	Bower NE Pt. 373	4	1120	Exempt	200	
Boston, City of	" "	4	1121	Exempt	200	
Boston, City of	" "	4	1122	Exempt	200	
Boston, City of	Lansing Street	13	1110	Exempt	400	
Boston, City of	"	13	1111	Exempt	400	
Boston, City of	12 Lansing Street	16	1115	Exmt-1,400	400	
Boston, City of	10 Lansing Street	16	1116	Exmt-1,400	400	
Casey, Harold	60 Sherman	11	1108	1,600	500	
Dubinski, Mary	15-17 Bower	5	1123	3300	1000	
Golden, Barnet J.	18 Lansing Street	14	1112	1100	400	
Golden, Barnet J.	16 Lansing Street	14	1113	1100	400	
Handy, John	14 Lansing Street	15	1114	2000	600	
Kozberg, Abraham	23 Bower Street	7	1102	3000	600	
Kozberg, Abraham	27A-27 Bower Street	8	1103	3000	600	
Kozberg, Abraham	29 Bower St-68-70 Sherman	8	1104	4000	600	
Kozberg, Abraham	66 Sherman	9	1105	300	300	
Lissack, Naomi	379A, 379B, 381 Warren, 5-7 Bower	3	1119	15,000	7300	
Marion, Robert C.	58 Sherman Street	12	1109	1,600	500	
Montague, Joseph	62 Sherman	10	1107	3000	700	
Montague, Joseph	64 Sherman	10	1106	3000	700	

1961
ASSESSED VALUES

SITE F-1A (Cont'd.)

BLOCK 245 (Cont'd.) WARD 12 (Cont'd.)

Name	Address	Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Pierre, Manuel	6-8 Lansing Street	2	1118	10,000	5000	
		Block Total		$68,200	$25,900	
		Exemptions		4,200	2,200	
		Taxable Total		$64,000	$23,700	

1961
ASSESSED VALUES

SITE F-1A

BLOCK 246 WARD 12

Name	Address	Parcel	Parcel No.	1961 Assessed Value Total	Land	Comment
Barker, John C.	17 Lansing Street	22	1730	2300	800	
Benders, Carl H.	56 Sherman Street	23	1672	1200	1200	
Berman, Walter-Trust	SW Cor. Lorimer Pl.	11	1705	8000	2200	
"	313 A-313 Warren	11	1706	8000	2000	
"	315A-315 Warren	11	1707	8000	2100	
"	317-321 Warren	11	1708	17,300	4300	
"	323-327 Warren	11	1708-1	16,700	4700	
"	1-7 Haynes Park	11	1709	19,500	4700	
"	2-8 Haynes Park	13	1710	19,500	4600	
"	329-335 Warren	13	1711	15,400	3800	
"	337-339 Warren	13	1711-1	15,400	3700	
Boston, City of	Bowditch Ct.	16	1715	Exempt	400	
Boston, City of	Sherman S Corner Dale	37	1689	Exempt	700	
Boston, City of	Dale	37	1690	Exempt	600	
Boston, City of	Lorimer Place	5	1701	Exempt	900	
Clements, Sadie L.	36 Sherman St.	32	1682	3100	1500	
Defilippo, Francesco	2 Dale	41	1695	4000	1700	
Dias, Manuel M.	8 Dale	39	1692	3300	1000	
Dias, Manuel M.	8 Dale Garage	39	1693	1000	900	
Flash Realty Co.	4 Bowditch Ct.	19	1718	300	300	
"	2 Bowditch Ct.	19	1719	300	300	

1961
ASSESSED VALUES

SITE F-1A (Cont'd.)

BLOCK 246 (Cont'd.) WARD 12 (Cont'd.)

Name	Address	Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Flash Realty Co.	Warren	19	1720	4800	4800	
"	355-359 Warren	19	1721	7500	3000	
"	361 R Warren	19	1722	38,000	11,500	
"	Lansing	19	1726	400	400	
"	Lansing	19	1727	400	400	
"	Lansing	19	1728	400	400	
"	15 Lansing	19	1729	600	600	
Freeman, Joseph	1 Lorimer Place	3	1699	4200	900	
Gill, Ida L.	46 Sherman	28	1677	3000	1400	
Gomes, Victor M.	6 Lorimer Place	8	1702	4200	900	
Greer, Robt. W.	3 Lorimer Place	4	1700	4200	900	
Hayney, James	26 Sherman St.	35	1687	2600	1600	
Horowitz, Sarah	Corner Bowditch	18	1717	400	400	
Johnson, Leonard B.	54 Sherman	24	1673	3100	1100	
Kaiser, Samuel	4 Lorimer Place	9	1703	4200	900	
Kiddy, Charles S.	40 Sherman	31	1680	2900	1300	
Kozberg, Abraham	48 Sherman	27	1676	5500	1500	
Krause, Ludwig	52 Sherman	25	1674	2900	1100	
Langley, Edna	24 Sherman	36	1688	4300	2000	
Leach, Wendell,L.	42 Sherman	30	1679	3000	1300	
Lopez, Vincent	32 Sherman	34	1684	5500	1400	
Mann, Willie Mae	38 Sherman	12	1681	4200	1500	

1961
ASSESSED VALUES

SITE F-1A (Cont'd.)

BLOCK 246 (Cont'd.) WARD 12 (Cont'd.)

Name	Address	Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Mitchell, Jesse	345-347 Sherman	15	1714	4500	1200	
Morris, Helen	4 Dale	40	1694	4000	1700	
Murrell, James I.	50-50½ Sherman	26	1675	3800	1500	
Pierce, Winston R.	28 Sherman	6	1686	5600	1300	
Queenan, James J.	44 Sherman	29	1678	3300	1300	
Rubin, Joel I.	305A-305 Warren	2	1696	6500	1800	
Rubin, Joel I.	307A-307 Warren	2	1697	6500	1800	
Rubin, Joel I.	NW Cor. Lorimer Pl.	2	1698	7000	2100	
Senhouse, Arthur W.	2 Lorimer Place	10	1704	4200	900	
Smith, Luke	30 Sherman	7	1685	5500	1400	
Tanzer, Daniel Trust	369-371½ Warren	21	1724	10,000	2000	
"	1 Lansing St.	21	1725	400	400	
Texeira, Manuel A.	34 Sherman	33	1683	3100	1500	
Thompson, Jos. A.	10 Dale	38	1691	3300	900	
Weinstein, Soloman	301-303A Warren	1	1695-1	10,000	3400	
Wendler, Rudolph H.	363-367 Warren	20	1723	10,000	3100	
Williams, Russell	341 Warren	14	1712	2500	1000	
Williams, Russell	343 Warren	14	1713	3000	1100	
Winthrop, Charles R.	5 Bowditch Court	17	1716	1200	800	
		Block Total		$346,600	$110,900	
		Exemption		2,600	2,600	
		Taxable Total		$344,000	$108,300	

(1962 F-LA (Cont'd.)

BLOCK 214 (Cont'd.) 1962 12 (Cont'd.)

Name	Address	Symbol	Present No.	Assessment	Land	Comment
Pittman, Jane	314-321 Thurman	L3	1714	4700	1200	
Morris, Helen	1 Main	B1	1694	8400	1700	
Murrell, Jane L.	314-318 Clayton	B1	1671			1370
Tracee, Vivian E.	84 Thomas	5	1586	4800	1370	
Cummins, Jean A.	84 Thomas	B1	1672	4800	1370	
Wade, Joel L.	3704-310 Tyson	2	1700	4700	1800	
Bubin, Joel L.	3714-312 Jones	2	1681	8400	1800	
Rubin, Joel L.	84 Cor. Boylston St.	2	1694	7800	2100	
Eggleston, Victor E.	3 Lindsey Place	L2	1704	4700	370	
Wade, Lula	30 Thomas	7	1701	4700	1400	
T-Cater, Daniel Jones	320-312 Thomas	B1	1724	14,000	3000	
	1 Lindsley St.	L2	1721			400
Tompkins, Harold L.	34 Chester	32	1703		4400	1300
Stevenson, Eli L.	84 Main	41	1701			700
Wadsworth, Florence	310-3014 Tyrone	6	1711-1		14,000	3400
Crudup, Charles E.	314-321 Thomas	32	1721		14,000	3400
Williams, Harold	84 Adams	14	1713		7000	1700
Williams, Theodore	312 Warren	14	1717		4400	1100
Franklin, Charles E.	3 Lindsley Court	12	1716		4000	800
	Block Total				170,000	42,500
	Exemptions				8,000	
	Taxable Total				162,000	40,500

SUMMARY
ASSESSED VALUES: 1961

SITE F-1A

Total Assessed Value	$454,800	$152,100
Exemptions	9,500	5,700
Taxable Assessed Value	$445,300	$146,400

1961
TAX RECEIPTS

SITE F-1A

BLOCK 242 WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
5	1658	$ 321.92	-	Paid
6	1659	251.50	-	Not Paid
3	1656	Exempt		
4	1657	271.62	$201.20	Paid
2	1655	261.56	-	Not Paid
		$1,106.60	$201.20	

1961
TAX RECEIPTS

SITE F-1A

BLOCK 243 WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
1	1615	$ 331.98	-	Not Paid
8	1623	110.66	-	Paid
6	1620	482.88	-	Not Paid
7	1622	100.60	-	Paid
7	1621	100.60	-	Paid
5	1619	372.22	-	Paid
40	1614	271.62	-	Paid
4	1618	271.62	-	Paid
3	1617	301.80	-	Paid
2	1616	301.80	-	Paid
		$2,645.78		

1	1641	$ 321.98	-
6	1642	430.65	-
8	1627	422.88	-
7	1624	136.60	-
7	1621	110.50	-
1	1619	372.22	-
40	1614	271.02	-
4	1614	274.82	-
2	1617	321.84	-
2	1616	372.80	-
		$2,[illegible].16	

1961
TAX RECEIPTS

SITE F-1A

BLOCK 245 WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
1	1117	$1,006.00	-	Paid
6	1124	201.20	-	Not Paid
4	1120	Exempt	-	
4	1121	Exempt	-	
4	1122	Exempt	-	
13	1110	Exempt	-	
13	1111	Exempt	-	
16	1115	Exempt	-	
16	1116	Exempt	-	
11	1108	160.96	-	Not Paid
5	1123	331.98	-	Paid
14	1112	110.66	-	Paid
14	1113	110.66	-	Paid
15	1114	201.20	-	Not Paid
7	1102	301.80	-	Paid
8	1103	301.80	-	Paid
8	1104	402.40	-	Paid
9	1105	30.18	-	Not Paid
3	1119	1,509.00	-	Paid
12	1109	160.96	-	Paid
10	1107	301.80	-	Paid
10	1106	301.80	-	Paid
2	1118	1,006.00	-	Paid
		$6,438.40		

1961
TAX RECEIPTS

SITE F-1A

BLOCK 246 WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
22	1730	$ 231.38	-	Paid
23	1672	120.72	-	Not Paid
11	1705	804.80	-	Paid
11	1706	804.80	-	Paid
11	1707	804.80	-	Paid
11	1708	1,740.38	-	Paid
11	1708-1	1,680.02	-	Paid
11	1709	1,961.70	-	Paid
13	1710	1,961.70	-	Paid
13	1711	1,549.24	-	Paid
13	1711-1	1,549.24	-	Paid
16	1715	Exempt		
37	1689	Exempt		
37	1690	Exempt		
5	1701	Exempt		
32	1682	311.86	-	Paid
41	1695	402.40	-	Not Paid
39	1692	331.98	-	Paid
39	1693	100.60	-	Paid
19	1718	30.18	-	Paid
19	1719	30.18	-	Paid
19	1720	402.88	-	Paid
19	1721	754.50	-	Paid

1961
TAX RECEIPTS

SITE F-1A (Cont'd.)

BLOCK 246 (Cont'd.) WARD 12 (Cont'd.)

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
19	1722	$ 3,822.80	-	Paid
19	1726	40.24	-	Paid
19	1727	40.24	-	Paid
19	1728	40.24	-	Paid
19	1729	60.36	-	Paid
3	1699	422.52	-	Not Paid
28	1677	301.80	$201.20	Paid
8	1702	422.52	-	Paid
4	1700	422.52	-	Paid
35	1687	261.56	-	Paid
18	1717	40.24	-	Not Paid
24	1673	311.86	201.20	Paid
9	1703	422.52	-	Not Paid
31	1680	291.74	-	Paid
27	1676	553.30	-	Not Paid
25	1674	291.74	-	Paid
36	1688	432.58	-	Paid
30	1679	301.80	-	Paid
34	1684	553.30	-	Paid
12	1681	422.52	201.20	Paid
15	1714	452.70	-	Paid
40	1694	402.40	-	Paid

10	1704	$ 5,000.00	-	Paid
18	1754	60.33	-	Paid
38	1783	40.24	-	Paid
62	1758	60.24	-	Paid
12	1739	81.34	-	Paid
3	1804	420.32	-	Not Paid
24	1827	301.00	650.32	Paid
2	1708	427.32	-	Paid
6	1798	422.82	-	Paid
21	1827	801.90	-	Paid
18	1771	60.34	-	Not Paid
84	1873	321.00	201.32	Paid
4	1802	432.52	-	Not Paid
32	1780	271.74	-	Paid
37	1774	120.30	-	Not Paid
81	1834	201.34	-	Paid
86	1820	412.34	-	Paid
60	1837	312.80	-	Paid
34	1834	312.34	-	Paid
12	1801	432.32	201.32	Paid
15	1778	210.12	-	Paid
42	1800	420.34	-	Paid

1961
TAX RECEIPTS

SITE F-1A (Cont'd.)

BLOCK 246 (Cont'd.) WARD 12 (Cont'd.)

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
26	1675	$ 382.28	-	Paid
6	1686	563.36	-	Paid
29	1678	331.98	-	Paid
2	1696	653.90	-	Paid
2	1697	653.90	-	Paid
2	1698	704.20	-	Paid
10	1704	422.52	-	Paid
7	1685	553.30	-	Paid
21	1724	1,006.00	-	Paid
21	1725	40.24	-	Paid
33	1683	311.86	-	Paid
38	1691	331.98	$201.20	Paid
1	1695-1	1,006.00	-	Paid
20	1723	1,006.00	-	Paid
14	1712	251.50	-	Paid
14	1713	301.80	-	Paid
17	1716	120.72	-	Paid
		$34,606.40	$804.80	

SUMMARY: SITE F-1A

Total Tax Bill: 1961	$44,797.18
Abatements	$1,006.00
Total Tax Receipts Due	$43,791.18
Tax Receipts	$39,908.02
Unpaid Balance	$3,883.16
Percent of Total Tax Receipts Due	8.9%

ESTIMATED TAX REVENUE
AFTER DEVELOPMENT

SITE F-1A

Estimated Tax Revenue Due:

Estimated tax revenue due equals $99.80 per $1,000, of assessed valuation. Thus, $\frac{\$440,000}{1,000}$ multiplied by $99.80 equals $43,912, rounded to $43,900.

Estimated Tax Receipts:

Estimated tax receipts equal tax revenue due multiplied by percent collected on prior years' levy. Thus, ($43,900) (.94238) = ($41,370), rounded to $41,400.

ESTIMATED ASSESSMENT
AFTER DEVELOPMENT

SITE F-1A
(Blair Associates)

Based on information received from the City Assessor's office, the total assessment on this development site will be $440,000.

BEFORE AND AFTER SUMMARY (1)

SITE F-1A
(Community Shopping Center)
Blair Assoc.

	Before	After	Net Charge Absolute $	Net Charge Percent %
Total Assessed Value	$454,800	$440,000	-$14,800	- 3.3
Exemptions(2)	$9,500	0	- $9,500	-100.0
Taxable Assessed Value	$445,300	$440,000	- $5,300	- 1.2
Total Tax Bill	$44,800	$43,900	- $900	- 2.0
Abatements(2)	$1,000	0	- $1,000	-100.0
Tax Revenue Due	$43,800	$43,900	- $100	.2
Tax Delinquency	$3,900	$2,500	- $1,400	- 35.9
Tax Receipts	$39,900	$41,400	$1,500	3.6
Delinquency as Percent of Tax Revenue Due	8.9%	5.8%	-3.1%	-34.8%

(1)
Before and After figures have been rounded.

(2)
Tax abatements and exemptions for the residents of the new development are an unknown quantity, to the extent that these are given, the "after taxable assessed value and tax revenue due will be reduced.

1961
ASSESSED VALUES

SITE F-2

BLOCK 235-I2 WARD 12

Name	Address	Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Browne, Ruth	87 Harrishof Street	5	3409	$ 7,500	$ 1,000	
Buchanan, Goldie	177 Townsend Street	32	3401	7,200	1,000	
Cooper, Christine	173A Townsend Street	30	3399-1	7,500	2,000	
Gorin, Harry N.	105-111 Humboldt Ave.	2	3403	23,000	10,600	
Jenkins, Oscar	173 Townsend Street	29	3399	7,500	2,000	
Lumpkin, James	175 Townsend Street	31	3400	7,200	1,200	
Savitz, Oscar	99-103 Humboldt Ave.	1	3402	17,000	7,300	
Silcott, Wm.	89 Harrishof Street	6	3409-1	7,500	1,000	
Slade, Donald	113 Humboldt Ave.	3	3404	7,000	2,000	
"	115 "	3	3405	7,000	2,000	
"	117 "	3	3406	7,000	2,000	
"	117B "	3	3407	7,500	2,300	
Steele, Julian	85 Harrishof Street	4	3408	11,500	1,300	
	Total			$124,400	$35,700	
	Exemptions			-	-	
	Final Total			$124,400	$35,700	

1961
TAX RECEIPTS

SITE F-2

BLOCK 235-I2 WARD 12

Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
5	3409	$ 754.50	-	Paid
32	3401	724.32	-	Paid
30	3399-1	754.50	-	Paid
2	4303	2,313.80	-	Paid
29	3399	754.50	-	Paid
31	3400	724.32	-	Paid
1	3402	1,710.20	-	Paid
6	3409-1	754.50	-	Paid
3	3404	704.20	-	Paid
3	3405	704.20	-	Paid
3	3406	704.20	-	Paid
3	3407	754.50	-	Paid
4	3408	1,156.90	-	Paid
		$12,514.64	0	

SUMMARY: SITE F-2

ASSESSED VALUES: 1961

Total Assessed Value	$124,400	$35,700
Exemptions	-	-
Taxable Total	$124,400	$35,700

SUMMARY: SITE F-2

Total Tax Bill: 1961	$12,514.64
Abatements	-
Total Tax Receipts Due	$12,514.64
Tax Receipts	$12,514.64
Unpaid Balance	-
Percent of Total Tax Receipts Due	-

ESTIMATED TAX REVENUE
AFTER DEVELOPMENT

SITE F-2
(Marksdale III)

Estimated Annual Gross Income:

	Total No. Of Units	Occupied Units (7 Percent Vacancy)	Rent Month	Rent Year	Annual Gross Income
Two bedroom units	10	9	$ 88	$1056	$ 9,504
Three bedroom units	7	7	$ 98	$1176	$ 8,232
Four bedroom units	3	3	$ 108	$1296	$ 3,888
Total	20	19			$21,624

Estimated Tax Revenue Due:

Estimated tax equals 15 percent of annual gross income.
Thus, ($21,624) (.15) - $3,244, rounded to $3,200.

Estimated Tax Receipts:

Estimated tax receipts equal tax revenue due multiplied by percent collected on prior year's levy. Thus, ($3,200) (.94238) = $3,016, rounded to $3,000.

ESTIMATED ASSESSMENT
AFTER DEVELOPMENT

SITE F-2
(Marksdale III)

Estimated Assessment:

Estimated assessment equals:

$$\frac{\text{tax revenue due}}{\text{tax rate}} \times 1000$$

Thus, $\frac{\$3,200}{99.80} \times 1000 = \$32,064$, rounded to $32,100.

(1)

BEFORE AND AFTER SUMMARY

SITE F-2
(Marksdale III)

	Before	After (3)	Net Change Absolute $	Percent
Total Assessed Value	$124,400	$32,100	-$92,300	-74.2
Exemptions(2)	0	0	0	-
Taxable Assessed Value	$124,400	$32,100	-$92,300	-74.2
Total Tax Bill	$12,500	$3,200	- $9,300	-74.4
Abatements(2)	0	0	0	-
Tax Revenue Due	$12,500	$3,200	- $9,300	-74.4
Tax Delinquency	0	200	200	infinite
Tax Receipts	$12,500	$3,000	- $9,500	-76.0
Delinquency as Percent of Tax Revenue Due	0	5.8%	5.8%	infinite

(1) Before and After figures have been rounded.

(2) Tax abatements and exemptions for the residents of the new development are an unknown quantity, to the extent that these are given, the "after" taxable assessed value and tax revenue due will be reduced.

(3) The "after" figures exclude any estimate for the small commercial facility which may be constructed to serve this development since no information was available.

1961
ASSESSED VALUES

SITE F-3

BLOCK 221A WARD 11

Name	Address	BRA Parcel	Assessor's Parcel No.	1961 Assessed Value Total	nLand	Comment
Carmichael, Hubert	14 Elmore St.		313	$5500	$1100	
Chaletzsky, David	10 Galena St.		318	5500	1100	
Dixon, Morizel	8 Galena St.		319	5600	1100	
Dove, Ismay	12 Galena St.		317	5500	1100	
Erickson, Olga	16 Galena St.		315	5000	1100	
Home Savings Bank	12 Elmore St.		314	6000	1600	
Looney, Nora	16 Elmore St.		312	5600	1100	
Robinson, William	14 Galena St.		316	6000	1100	
Settles, David	9 Kensington		304	6200	1100	
		Block Total		$50,900	$10,400	
		Exemptions		-	-	
		Taxable Total		$50,900	$10,400	

1961
ASSESSED VALUES

SITE F-3

BLOCK 221B WARD 11

Name	Address	BRA Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Beane, Isabel	8 Elmore Street	11	338	4500	1100	
Brown, Aaron	19 Galena St.	6	333	5800	1400	
City of Boston	2806½-2802 Wash. St.	17	344	3100	3100	
Davidson, Robt. J.	4 Elmore Street	13	340	4500	1200	
Fenton, George J.	13-15 Galena St.	4	331	1400	1400	
Ganer, Francis	2800½-2800 Wash. St.	18	345	2500	2500	
Hackett, George	6 Elmore Street	12	339	4500	1200	
Hahir, Ellen E.	2794 Washington St.	20	347	4600	2400	
Kane, Rose M.	23 Galena St.	8	335	5800	1400	
Lake, May	5-7 Galena St.	3	330(3)	5300	1400	
Levin, Winifred P.	25 Galena Street	9	336	5500	700	
McDonald, Embryk	21 Galena St.	7	334	5800	1400	
McKenzie, Hugh L.	2810-08 Wash. St.	15	342	4500	1800	
Mellyn, Thomas	10 Elmore St.	10	337	4500	1200	
Milanes, Herbert	2812-2816 Wash. St.	14	341	6000	2000	
Milanes, Herbert P.	2806 Washington St.	16	343	1700	1700	
Phenix, London R.	17 Galena St.	5	332	5800	1400	
Pinckney, Alice	2792-2790 Wash.St.	21	348(1)	3500	2500	
Pinckney, Alice	2788A-2788 Wash. St.	21	349(2)	3800	2400	
Shuman, Samuel C.	2796 Washington St.	19	346	2400	2400	
			Block Total	$85,500	$34,600	
			Exemptions	3,100	3,100	
			Taxable Total	$82,400	$31,500	

(1) Indicates street widening is to occupy about 40% of the parcel.
(2) Indicates this section of parcel 21 lies entirely in the path of the E-W Highway.
(3) Entirely in highway.

1961
ASSESSED VALUES

SITE F-3

BLOCK 222 WARD 11

Name	Address	BRA Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Barnfield, Johnie	11 Elmore St.	30	1940-1(1)	$4600	$2100	
Brown, Calvin P.	2832 Washington St.	22	1932	2300	2300	
Cotton, Laura M.	2840-42 "	21	1931(2)	7300	3600	
Cotton, Laura M.	Brinton Cor.	21	1930(3)	700	700	
James, Mackie B.	9 Elmore St.	29	1940	4500	2000	
Karagosian, Haig	2818-18A Wash. St.	26	1937	5200	1600	
Kayikjian, Vartousky	5 Elmore St.	28	1939	4000	800	
McRae, Allen J.	2822 Washgtn. St.	24	1935	4000	1500	
McRae, Joseph	2824-2826 Washgtn.	23	1934	1100	1100	
McRae, Joseph	2828-2830 Washgtn.	23	1933	1100	1100	
Peterson, Alfredo	2820-20A Washgtn.	25	1936	2700	1500	
Sosna, Joseph	3 Elmore St.	27	1938	4000	800	
		Block Total		$41,500	$19,100	
		Exemptions		-	-	
		Taxable Total		$41,500	$19,100	

(1)
Approximately 1/3 of the parcel is included in site F-3, the remainder being in the path of a new road.

(2)
Approximately 4/5 of the parcel is included in F-3, the remainder is in the path of a new road.

(3)
Approximately 3/5 of parcel is in F-3, the remainder going to the new road.

(1)

(2)

(3)

SUMMARY: SITE F-3
ASSESSED VALUES: 1961

Total Assessed Value	$177,900	$64,100
Exemptions	3,100	3,100
Taxable Total	$174,800	$61,000

1961
TAX RECEIPTS

SITE F-3

BLOCK 221A WARD 11

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
	313	$ 553.30	-	Paid
	318	553.30	-	Unpaid
	319	563.36	-	Paid
	317	553.30	$ 70.42	Paid
	315	503.00	-	Paid
	314	603.60	-	Paid
	312	563.36	201.20	Paid
	316	603.60	-	Paid
	304	623.72	-	Paid
		$5,120.54	$271.62	

1961
TAX RECEIPTS

SITE F-3

BLOCK 221B WARD 11

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
11	338	$ 452.70	-	Paid
6	333	583.48	-	Paid
17	344	Exempt	-	
13	340	452.70	-	Paid
4	331	140.84	-	Not Paid
18	345	251.50	-	Not Paid
12	339	452.70	-	Paid
20	347	462.76	-	Paid
8	335	583.48	-	Paid
3	330	533.18	-	Paid
9	336	553.30	-	Paid
7	334	583.48	-	Paid
15	342	452.70	-	Paid
10	337	452.70	-	Not Paid
14	341	603.60	-	Paid
16	343	171.02	-	Not Paid
5	332	583.48	-	Paid
21	348	352.10	-	Not Paid
21	349	382.28	-	Not Paid
19	346	241.44	-	Not Paid
		$8,289.44	0	

1961
TAX RECEIPTS

SITE F-3

BLOCK 222 WARD 11

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
30	1940-1	$ 462.76	-	Paid
22	1932	231.38	-	Paid
21	1931	734.38	-	Paid
21	1930	70.42	-	Paid
29	1940	452.70	-	Paid
26	1937	523.12	-	Paid
28	1939	402.40	-	Paid
24	1935	402.40	-	Paid
23	1934	110.66	-	Paid
23	1933	110.66	-	Paid
25	1936	271.62	-	Paid
27	1938	402.40	-	Paid
		$4,174.90	0	

SUMMARY: Site F-3

Blocks 221A, B, 222 WARD 11

Total Tax Bill: 1961	$17,584.88
Abatements	271.62
Total Tax Receipts Due	$17,313.26
Tax Receipts	14,768.08
Unpaid Balance	$ 2,545.18
Percent of Total Tax Receipts Due.	14.7%

ESTIMATED ASSESSMENT
AFTER DEVELOPMENT

SITE F-3

Based on the latest information available, the assessed value of this commercial development will be $100,000.

ESTIMATED TAX REVENUE
AFTER DEVELOPMENT

SITE F-3

Estimated Tax Bill:

Based on a tax rate of $99.80, the estimated tax bill will equal: (100) ($99.80) = ($9,980), rounded to $10,000.

Estimated Tax Receipts:

Estimated receipts equals tax revenue due multiplied by percent collected on prior years' levy. Thus, ($10,000) (.94238) = ($9,424), rounded to $9,400.

BEFORE AND AFTER SUMMARY (1)

SITE F-3

	Before	After	Net Change Absolute $	Net Change Percent %
Total Assessed Value	$177,900	$100,000	-$77,900	- 43.8
Exemptions(2)	$3,100	0	- $3,100	-100.0
Taxable Assessed Value	$174,800	$100,000	-$74,800	- 42.8
Total Tax Bill	$17,600	$10,000	- $7,600	- 43.2
Abatements(2)	$300	0	- $300	-100.0
Tax Revenue Due	$17,300	$10,000	- $7,300	- 42.2
Tax Delinquencies	$2,500	$600	- $1,900	- 76.0
Tax Receipts	$14,800	$9,400	- $5,400	- 36.5
Delinquency as Percent of Tax Revenue Due	14.7%	5.8%	-8.9%	- 60.5%

(1) Before and After figures have been rounded.

(2) Tax abatements and exemptions for the residents of the new development are an unknown quantity, to the extent that these are given, the "after" taxable assessed value and tax revenue due will be reduced.

1961
ASSESSED VALUES

SITE G-1

BLOCK 134A WARD 12

Name	Address	BRA Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Comeau, Paul	43 Cliff Street	22	1185	2300	1100	
Major						
Majors , David S. J.	1 Dana Place	23	1186	2000	800	
Majors, David S. J.	3 Dana Place	23	1187	2100	700	
Saltzberg, Harry M.	24-22 Dana	31	1197	1700	1700	
		Block Total		$8,100	$4,300	
		Exemptions		0	0	
		Taxable Total		$8,100	$4,300	

1961
ASSESSED VALUES

SITE G-1

BLOCK 133 WARD 12

Bell Apts., Inc.	60 Cliff Street	3	1175	10,000	2,700	
Holder, Norman B. Trst.	-2436 Wash. St.	1	1173	13,000	4,800	
Jacobson, Donald	2440 Wash. St.	2	1172	12,000	3,900	
"	62 Cliff St.	2	1174	10,000	3,000	
White City Apts, Inc.	58 Cliff St.	4	1176	10,000	3,000	
"	56 Cliff St.	4	1177	10,000	2,200	
		Block Total		$65,000	$19,600	
		Exemptions		0	0	
		Taxable Total		$65,000	$19,600	

1961
ASSESSED VALUES

SITE G-1 (Cont'd.)

BLOCK 136 (Cont'd.) WARD 12 (Cont'd.)

Name	Address	BRA Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Vern Realty Trust	6 Kenway Terr.	57	1289	1300	1300	
		Block Total		$113,400	$44,600	
		Exemptions		0	0	
		Taxable Total		$113,400	$44,600	

(*)
A portion of these parcels lie outside the G-1 boundry.

1961
ASSESSED VALUES

SITE G-1

BLOCK 136 WARD 12

Name	Address	BRA Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Aja, Camilo & Maria	1 Kenway Terr.	7	1292	3800	2600	
Aspacher, Arthur G.	6 Grosvenor Place	9	1300	2000	500	
Gagne, Edward J.	3 Grosvenor Place	5	1297	2100	600	
Gatley, Gerard J.	(*)48 Cliff Street	14	1305	1900	900	
Glynn, John J. P.	Grosvenor Pl. S Cor.	11	1302	3200	1400	
Gusenoff, Jos. D.	2494-2452 Wash. St.	1	1293	42,000	20,000	
Hackett, George R.	6 Oakville Avenue	48	1277	2500	300	
"	5 Oakville Ave.	48	1276	2500	300	
"	4 Oakville Ave.	48	1275	2500	300	
"	(*)3 Oakville Ave.	48	1274	2500	300	
Hill, Myrton O. & Co., Inc.	9-11 Grosvenor Pl.	2	1294	26,000	9,400	
Horowitz, Sarah	4 Kenway Terrace	58	1290	1200	1200	
James, Robt. Jr.	50 Cliff St.	13	1304	2200	700	
Qualter, Edw. J.	1 Grosvenor Pl.	3	1295	2700	700	
Real Est. Mgrs. Inc.	2 Kenway Terr.	49	1291	2000	600	
Richardson, Arthur M.	2 Grosvenor Pl.	4	1296	2100	600	
Riley, Mary E.	5 Grosvenor Place	8	1299	2100	600	
Slater, Wm. H.	4 Grosvenor Pl.	6	1298	2200	700	
Smith, Arthur H.	52 Cliff St.	12	1303	2400	900	
Stonge, Eugene A.	7 Grosvenor Pl.	10	1301	2200	700	

SUMMARY: SITE G-1
ASSESSED VALUES: 1961

Total Assessed Value	$186,500	$68,500
Exemptions	0	0
Taxable Total	$186,500	$68,500

1961
TAX RECEIPTS

SITE G-1

BLOCK 133 WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
3	1175	$1,006.00	-	Paid
1	1173	1,307.80	-	Paid
2	1172	1,207.20	-	Not Paid
2	1174	1,006.00	-	Not Paid
4	1176	1,006.00	-	Paid
4	1177	1,006.00	-	Paid
		$6,539.00	0	

1961
TAX RECEIPTS

SITE G-1

BLOCK 134-A WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
22	1185	$231.38	-	Paid
23	1186	201.20	$120.72	Paid
23	1187	211.26	140.84	Paid
31	1197	171.02	-	Paid
		$814.86	$261.56	

1961
TAX RECEIPTS

SITE G-1

BLOCK 136 WARD 12

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
7	1292	$ 583.48	$201.20	Paid
9	1300	201.20	-	Paid
5	1297	211.26	-	Paid
14	1305	191.14	-	Paid
11	1302	321.92	-	Paid
1	1293	4,225.20	-	Paid
48	1277	251.50	-	Not Paid
48	1276	251.50	-	Not Paid
48	1275	251.50	-	Not Paid
48	1274	251.50	-	Not Paid
2	1294	2,615.60	-	Not Paid
58	1290	120.72	-	Not Paid
13	1304	221.32	-	Paid
3	1295	271.62	-	Paid
49	1291	201.20	-	Paid
4	1296	211.26	-	Paid
8	1299	211.26	201.20	Paid
6	1298	221.32	-	Paid
12	1303	241.44	201.20	Paid
10	1301	221.32	-	Paid
57	1289	130.78	-	Not Paid
		$11,403.04	$603.60	

SUMMARY: SITE G-1
TAX RECEIPTS: 1961

Total Tax Bill: 1961	$18,761.90
Abatements	$865.16
Total Tax Receipts Due	$17,896.74
Tax Receipts	$11,810.44
Unpaid Balance	$6,086.30
Percent of Total Tax Receipts Due	34.0%

ESTIMATED TAX REVENUE
AFTER DEVELOPMENT

SITE G-1

Estimated Tax Revenue:

Based on an assessed valuation of $150,000, and a tax rate of $99.80 per $1000; the estimated tax revenue from this site equals $14,970, rounded to $15,000.

(Due to the tenuous nature of these estimates, no delinquency factor is applied).

ESTIMATED ASSESSMENT
AFTER DEVELOPMENT

SITE G-1

Estimated Assessment:

Based on the latest information available it is estimated that approximately $150,000 of assessed valuation will be added to the tax base with the development of Site G-1.(1)

(1) The City Assessor was unable to provide any estimate on this site due to the absence of necessary information. The above estimate is therefore little more than a guess and is subject to change.

(1)

BEFORE AND AFTER SUMMARY

SITE G-1

	Before	After	Net Change Absolute $	Net Change Percent %
Total Assessed Value	$186,500	$150,000	-$36,500	- 19.6
Exemptions(2)	0	0	0	0
Taxable Assessed Value	$186,500	$150,000	-$36,500	- 19.6
Total Tax Bill	$18,800	$15,000	- $3,800	- 20.2
Abatements(2)	$900	0	- $900	-100.0
Tax Revenue Due	$17,900	$15,000	- $2,900	- 16.2
Tax Delinquency	$6,100	0	- $6,100	-100.0
Tax Receipts	$11,800	$15,000	$3,200	27.1
Delinquency as Percent of Tax Revenue Due	34.0%	0	34.0%	-100.0%

(1) Before and After figures have been rounded.

(2) Tax abatements and exemptions for the residents of the new development are an unknown quantity, to the extent that these are given, the "after" taxable assessed value and tax revenue due will be reduced.

1961
ASSESSED VALUES

SITE C-2

BLOCK 139 WARD 12

Name	Address	BRA Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
City of Boston	2576-2580 Wash. St.	54	1430	$2,700	$2,700	Exempt
Dube, Philippe L.	93-95 Circuit	52	1428	2,500	900	
Ware, Ben H.	97-103 "	53	1429	9,000	3,600	
		Block Total		$14,200	$7,200	
		Exemptions		2,700	2,700	
		Taxable Total		$11,500	$4,500	

SUMMARY

ASSESSED VALUES: 1961

SITE G-2

	Total	Land
Total Assessed Value	$14,200	$7,200
Exemptions	2,700	2,700
Taxable Total	$11,500	$4,500

1961
TAX RECEIPTS

SITE G-2

BLOCK 139 WARD 12

BRA Parcel	Assessor's Parcel No.	1961 Property Tax	Abatements	Dispositions
54	1430	Exempt		
52	1428	$251.50	-	Paid
53	1429	905.40	-	Paid
		$1,156.90		

SUMMARY

TAX RECEIPTS: 1961

SITE G-2

Total Tax Bill: 1961	$1,156.90
Abatements	-
Total Tax Receipts Due	$1,156.90
Tax Receipts	1,156.90
Unpaid Balance	0
Percent of Total Tax Receipts Due	0%

BEFORE AND AFTER SUMMARY[1]

SITE G-2 [2]

	Before $	After	Net Charge Absolute $	Net Charge Percent %
Total Assessed Value	14,200	7,200[3]	-7,000	-49.3
Exemptions	2,700	0	-2,700	-100.0
Taxable Assessed Value	11,500	7,200	-4,300	- 37.3
Total Tax Bill	1,157	719	- 438	- 37.9
Abatements	0	0	0	0
Tax Revenue Due	1,157	719	- 438	- 37.9
Tax Delinquency	0	0	0	0
Tax Receipts	1,157	719	- 438	- 37.9
Delinquency as Percent of Tax Revenue Due	0	0	0	0

(1) Figures have been rounded.

(2) The G-2 site is scheduled to be developed for offstreet loading space on industrial land.

(3) It is assumed that "after" total assessed value will be the same as "before" land value.

1961
ASSESSED VALUES

SITE G-3

BLOCK 226 WARD 11

Name	Address	BRA Parcel No.	Assessor's Parcel No.	1961 Assessed Value Total	Land
DeCosta, Joseph	3000-3002 Wash.	14*	1714	$ 4,200	$1,200
Donnelly, Edw. C.	VL	13*	1713	3,300	3,300
Home Owners Fed. Savings & Loan Assn. Mass.Corp.	2994 Washington	17*	1717(3)	2,814	804
Rudolph, Cornelius	2996 "	16*	1716(2)	2,814	536
Senf, Clara A.	2990-2992 "	18*	1683	7,000	1,700
Stillwell, Robt. L.	2998 "	15*	1715(1)	2,814	737
		Block Total		$22,942	$8,277
		Exemptions		0	0
		Final Total		$22,942	$8,277

(3) Total value is $4200; land value is $1200. Each value has been multiplied by .67.

(2) Total value is $4200; land value is $800. Each value has been multiplied by .67.

(1) Total value is $4200; land value is $1100. Each value has been multiplied by .67.

*Portion of parcel required for street widening.

SUMMARY: SITE G-3

ASSESSED VALUES 1961

	Total	Land
Total Assessment	$22,942	$8,277
Exemptions	0	0
Taxable Total	$22,942	$8,277

1961
TAX RECEIPTS

SITE G-3

BLOCK 226 WARD 11

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
14*	1714	$ 422.52	-	Paid
13*	1713	331.98	-	Paid
17*	1717	422.52	-	Paid
16*	1716	422.52	-	Paid
18*	1683	704.20	-	Paid
15*	1715	422.52	-	Paid
		$2,726.26		

SUMMARY: SITE G-3

TAX RECEIPTS 1961

Total Tax Bill: 1961	$2,726.26
Abatements	-
Total Tax Receipts Due	$2,726.26
Tax Receipts	2,726.26
Unpaid Balance	-
Percent of Total Receipts Due	0

BEFORE AND AFTER SUMMARY[1]
SITE G-3[2]

	Before $	After	Net Charge Absolute $	Net Charge Percent %
Total Assessed Value	22,942	8,277[3]	-14,665	-63.9
Exemptions	0	0	0	0
Taxable Assessed Value	22,942	8,277	-14,665	-63.9
Total Tax Bill	2,726	826	- 1,900	- 69.7
Abatements	0	0	0	0
Tax Revenue Due	2,726	826	- 1,900	-69.7
Tax Delinquency	0	0	0	0
Tax Receipts	2,726	826	- 1,900	-69.7
Delinquency as Percent of Tax Revenue Due	0	0	0	0

(1) Figures have been rounded.

(2) TheG-3 site is scheduled to be developed for offstreet loading space on industrial land.

(3) It is assumed that "after" total assessed value will be the same as "before" land value.

1961
ASSESSED VALUES

SITE G-4

BLOCK 227A WARD 11

Name	Address	BRA Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
City of Boston	VL Washington	13	1659	$2,100	$2,100	exempt
Hurley, Aloyd	3028 Washington (VL)	14	1660	3,200	3,200	
Sieve, Frederick	3042 Washington	12	1658	4,500	2,200	
		Block Total		$9,800	$7,500	
		Exemptions		2,100	2,100	
		Taxable Total		$7,700	$5,400	

SUMMARY

ASSESSED VALUES: 1961

SITE G-4

	Total	Land
Total Assessed Value	$9,800	$7,500
Exemptions	2,100	2,100
Taxable Total	$7,700	$5,400

1961
TAX RECEIPTS

SITE G-4

BLOCK 227A WARD 11

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
13	1659	$ exempt	-	
14	1660	321.92	-	paid
12	1658	452.70	-	paid
		$ 774.62		

SUMMARY

TAX RECEIPTS: 1961

SITE G-4

Total Tax Bill: 1961	$774.62
Abatements	-
Total Tax Receipts Due	$774.62
Tax Receipts	774.62
Unpaid Balance	0
Percent of Total Tax Receipts Due	0%

BEFORE AND AFTER SUMMARY[1]

SITE G-4[2]

	Before $	After	Net Charge Absolute $	Net Charge Percent %
Total Assessed Value	9,800	7,500[3]	-2,300	-23.5
Exemptions	2,100	0	-2,100	-100.0
Taxable Assessed Value	7,700	7,500	- 200	- 2.6
Total Tax Bill	775	749	- 26	- 3.4
Abatements	0	0	0	0
Tax Revenue Due	775	749	- 26	- 3.4
Tax Delinquency	0	0	0	0
Tax Receipts	775	749	- 26	- 3.4
Delinquency as Percent of Tax Revenue Due	0	0	0	0

(1) Figures have been rounded.

(2) The G-4 site is scheduled to be developed as offstreet loading space on industrial land.

(3) It is assumed that "after" total assessed value will be the same as "before" land value.

1961
ASSESSED VALUES

SITE G-5

BLOCK 228 WARD 11

Name	Address	BRA Parcel	Assessor's Parcel No.	1961 Assessed Value Total	Land	Comment
Visvis,Mahe A.	15-15½ Walnut Pk.	17	1607	$5,500	$1,900	

SUMMARY: SITE G-5

ASSESSED VALUES 1961

	Total	Land
Total Assessment	$5,500	$1,900
Exemptions	-	-
Taxable Total	$5,500	$1,900

1961
TAX RECEIPTS

SITE G-5

BLOCK 228 WARD 11

BRA Parcel No.	Assessor's Parcel No.	1961 Property Tax	Abatements	Disposition
17	1607	$553.30	-	not paid

17	1407	8003.80	-	

SUMMARY: SITE G-5

TAX RECEIPTS 1961

Total Tax Bill	$553.30
Abatements	-
Total Tax Receipts Due	$553.30
Tax Receipts	0
Unpaid Balance	$553.30
Percent of Total Receipts Due	100.0%

BEFORE AND AFTER SUMMARY(1)

SITE G-5(2)

	Before $	After	Net Charge Absolute $	Net Charge Percent %
Total Assessed Value	5,500	1,900	-3,600	-65.5
Exemptions	0	0	0	0
Taxable Assessed Value	5,500	1,900	-3,600	-65.5
Total Tax Bill	553	190	- 363	-65.6
Abatements	0	0	0	0
Tax Revenue Due	553	190	- 363	-65.6
Tax Delinquency	553	0	- 553	-100.0
Tax Receipts	0	190	+ 190	+100.0
Delinquency as Percent of Tax Revenue Due	100.0%	0	-100.0%	-100.0

(1) Figures have been rounded.

(2) The G-5 site is scheduled to be developed as offstreet loading space on industrial land.

(3) It is assumed that "after" total assessed value will be the same as "before" land value.